

When recorded mail to:
Recording Requested By:
TAHOE-DOUGLAS DISTRICT
P.O. Box 1600
ZEPHYR COVE, NEVADA 89448
APN: 1318-09-810-108



KAREN ELLISON, RECORDER

**EASEMENT RELOCATION GRANT AND
RELEASE OF EXISTING EASEMENT**

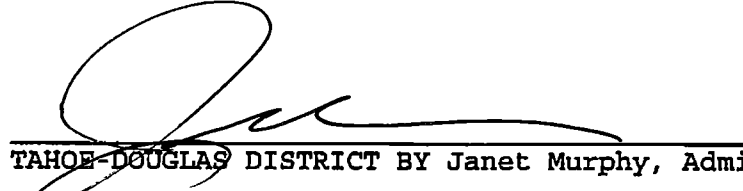
THIS EASEMENT RELOCATION GRANT AND RELEASE OF EXISTING EASEMENT, made this 8 day of SEP, 2020, between the undersigned "Grantor" and the TAHOE-DOUGLAS DISTRICT, as "Grantee":

WITNESSETH, that the Grantor, for valuable consideration, receipt of which is hereby acknowledged, has granted and conveyed, and by these presents does grant and confirm into the Grantee, its successors and assigns, the easement and right-of-way for the purpose of the installation and maintenance of a sewer utility line and necessary appurtenances in the County of Douglas, State of Nevada, and described in the attached Exhibit "A"; including the right to enter upon the property described in Exhibit "A" at any time for maintenance, repair and construction of sewer utility lines.

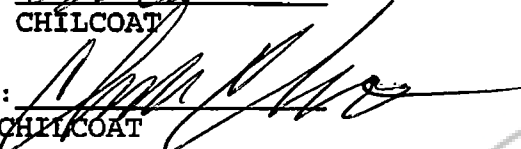
AND Illustrated ON EXHIBIT "B"

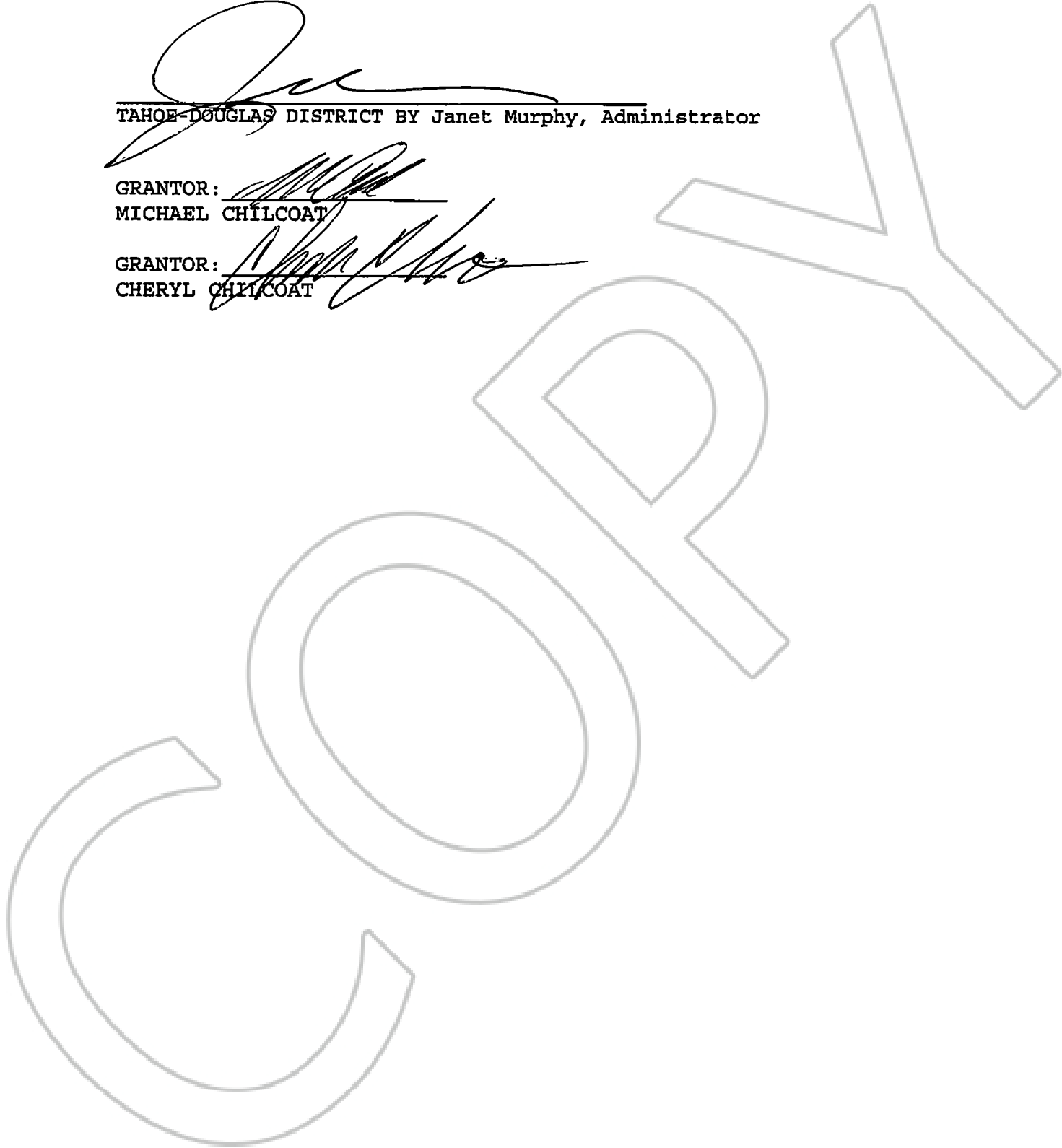
THE TAHOE-DOUGLAS DISTRICT JOINS IN THE EXECUTION OF THIS DOCUMENT TO RELEASE THE EXISTING EASMENT RECORDED IN BOOK OF OFFICIAL RECORDS OF DOUGLAS COUNTY NEVADA AS DOCUMENT NUMBER N/A PAGE N/A, BOOK N/A, ATTACHED AS EXHIBIT "C"

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year above written.


TAHOE-DOUGLAS DISTRICT BY Janet Murphy, Administrator

GRANTOR: 
MICHAEL CHILCOAT

GRANTOR: 
CHERYL CHILCOAT



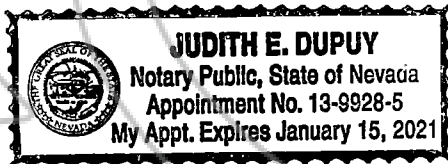
State of NEVADA)
) ss
County of DOUGLAS)

On JULY 29, 2020, before me, Judith E. DuPuy, a
Notary Public,

personally appeared Janet Murphy personally known to me (or
proved to me on the basis of satisfactory evidence) to be the
person(s) whose name(s) is/are subscribed to the within
instrument and acknowledged to me that he/she/they executed the
same in his/her/their authorized capacity(ies), and that by
his/her/their signature(s) on the instrument the person(s), or
entity upon behalf of which the person(s) acted, executed the
instrument.

WITNESS my hand and official seal.

Signature: Judith E. DuPuy [seal]



State of Nevada

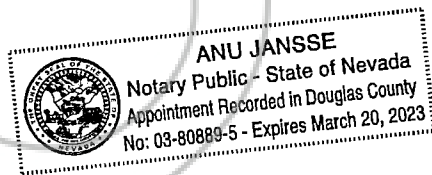
County of Douglas) ss)

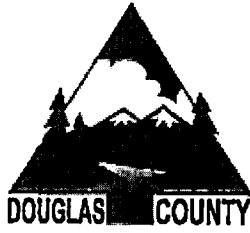
On 7/2/2020, before me, Anu Jansse, a Notary Public,

personally appeared Michael Chilcoat & Cheryl Chilcoat personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature: [Signature] [seal]





DOUGLAS COUNTY, NEVADA ASSESSOR'S OFFICE

Trent A. Tholen, Assessor

EASEMENT COMPLETED

[Assessor Home](#) |
 [Personal Property](#) |
 [Sales Data](#) |
 [Annual Taxes](#) |
 [Recorder Website](#)

Parcel Detail for Parcel # 1318-09-810-108

Prior Parcel # 1318-09-810-024

Location	
Property Location 604 LAKE SHORE BL	
Town MARLA BAY GID	
District 190.0 - MARLA BAY GID	
Subdivision ZEPHYR COVE PROP #2 Lot 4 Block A	
Property Name	
Add'l Addresses	Parcel Map

Ownership	
Assessed Owner Name	CHILCOAT, MICHAEL & CHERYL
Mailing Address	PO BOX 11333 ZEPHYR COVE, NV 89448
Legal Owner Name	CHILCOAT, MICHAEL & CHERYL
Vesting Doc #, Date	768284 08/06/2010 Year / Book / Page 10 / 8 / 1760
Map Document #s	
Ownership History	Document History

Description	
Total Acres .150	Square Feet 6,534
Ag Acres .000	W/R Acres .000
Improvements	
Single-family Detached 1	Non-dwelling Units 1
Single-family Attached 0	Mobile Home Hookups 0
Multiple-family Units 0	Wells 0
Mobile Homes 0	Septic Tanks 0
Total Dwelling Units 1	Buildings Sq Ft 0
Improvement List	Residence Sq Ft 4,084
Improvement Sketches	Basement Sq Ft 0
Improvement Photos	Finished Basement SF 0
	Garage Square Ft... 561
	Attached / Detached B
	Stories 3.0

Appraisal Classifications	
Current Land Use Code 200	Code Table
Zoning Code(s)	
Re-appraisal Group 5	Re-appraisal Year 2020
Original Construction Year 2012	Weighted Year
Owner-Occupied or Rental for 2020-21 0	

Assessed Valuation				
Assessed Values	2020-21	2019-20	2018-19	
Land	595,000	588,700	507,500	
Improvements	311,997	305,045	295,204	
Personal Property	0	0	0	
Ag Land	0	0	0	
Exemptions	0	0	0	
Net Assessed Value	906,997	893,745	802,704	
Increased (New) Values				
Land	0	0	0	
Improvements	0	0	0	
Personal Property	0	0	0	

Taxable Valuation				
Taxable Values	2020-21	2019-20	2018-19	
Land	1,700,000	1,682,000	1,450,000	
Improvements	891,420	871,557	843,440	
Personal Property	0	0	0	
Ag Land	0	0	0	
Exemptions	0	0	0	
Net Taxable Value	2,591,420	2,553,557	2,293,440	
Increased (New) Values				
Land	0	0	0	
Improvements	0	0	0	
Personal Property	0	0	0	

[Back to Search List](#)

DOC # 768284
08/06/2010 03:41PM Deputy: SG
OFFICIAL RECORD
Requested By:
FIRST AMERICANTITLE STAT
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 8 Fee: 46.00
BK-810 PG-1760 RPTT: 5,538.00

A.P.N.: 1318-09-810-108
File No: 141-2398105 (NMP)
R.P.T.T.: \$5,440.50 C



When Recorded Mail To: Mail Tax Statements To:
Michael Chilcoat and Cheryl Chilcoat
71 Atherton Avenue
Atherton, CA 94027

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Belt of Truth, LLC, a Nevada limited liability company and Blue Lake National, LLC, a Nevada limited liability company and Tradewinds Group Int., LLC, a Nevada limited liability company and Lakeshore Drive, LLC, a Nevada limited liability company, as their interest may appear

do(es) hereby **GRANT, BARGAIN and SELL** to

Michael Chilcoat and Cheryl Chilcoat, husband and wife as community property with right of survivorship

the real property situate in the County of Douglas, State of Nevada, described as follows:

LOT 4 IN BLOCK A AS SHOWN ON THE AMENDED MAP OF SUBDIVISION NO. 2, ZEPHYR COVE PROPERTIES, INC., IN SECTION 9 TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B.&M., FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 5, 1929, AS DOCUMENT NO. 267.

EXCEPT THEREFROM ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BED OF LAKE TAHOE BELOW THE LINE OF NATURAL ORDINARY HIGH WATER AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO THE LAND WATERWARD OF THE LINE OF NATURAL ORDINARY HIGH WATER OR, IF LAKE LEVEL HAS BEEN ARTIFICIALLY LOWERED, EXCEPTING ANY PORTION LYING BELOW AN ELEVATION OF 6,223.00 FEET, LAKE TAHOE DATUM ESTABLISHED BY NRS 321.595.

Subject to

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 07/16/2010



CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of Shasta

On 8/2/10 before me, S. Bradley, Notary Public
(Here insert name and title of the officer)

personally appeared Pete Strebelga

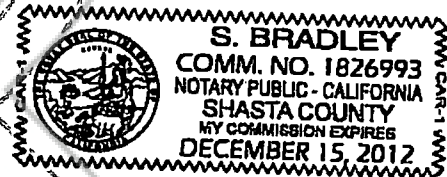
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public

(Notary Seal)



ADDITIONAL OPTIONAL INFORMATION

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, ~~is/are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

EXHIBIT A

March 25, 2020
20041

Easement Description (Portion of a 15' Wide Sanitary Sewer Easement)

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the Southwest $\frac{1}{4}$ of Section 9, T13N, R18E, M.D.M., more particularly described as follows:

Being a portion of Lot 4, Block A, per that Amended map of Subdivision No. 2 of Zephyr Cove Properties, filed for record on August 5, 1929 as Document Number 267,

Beginning at the Southerly most corner of said Lot 4, said corner being a common corner to Lot 3 per said Block A,
thence along the Southwest Property Line of said Lot 4 North $36^{\circ}30'00''$ West 50.00 feet to the Westerly most corner of said Lot 4, said corner being a common corner to Lot 5 of said Block A;
thence along the Property Line common to said Lot 4 and said Lot 5 North $53^{\circ}30'00''$ East 7.87 feet;
thence leaving said property line common to said Lot 4 and said Lot 5 South $34^{\circ}01'31''$ East 50.05 feet to the Property Line common to said Lot 4 and said Lot 3;
thence along said Property Line common to said Lot 4 and said Lot 3 South $53^{\circ}30'00''$ West 5.71 feet to the Point of Beginning.

Containing 340 square feet, more or less.

The Basis of Bearing for this description is said Amended map of Subdivision No. 2 of Zephyr Cove Properties, filed for record on August 5, 1929 as Document Number 267.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

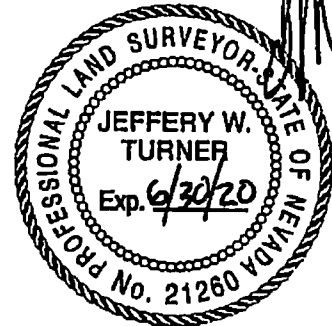
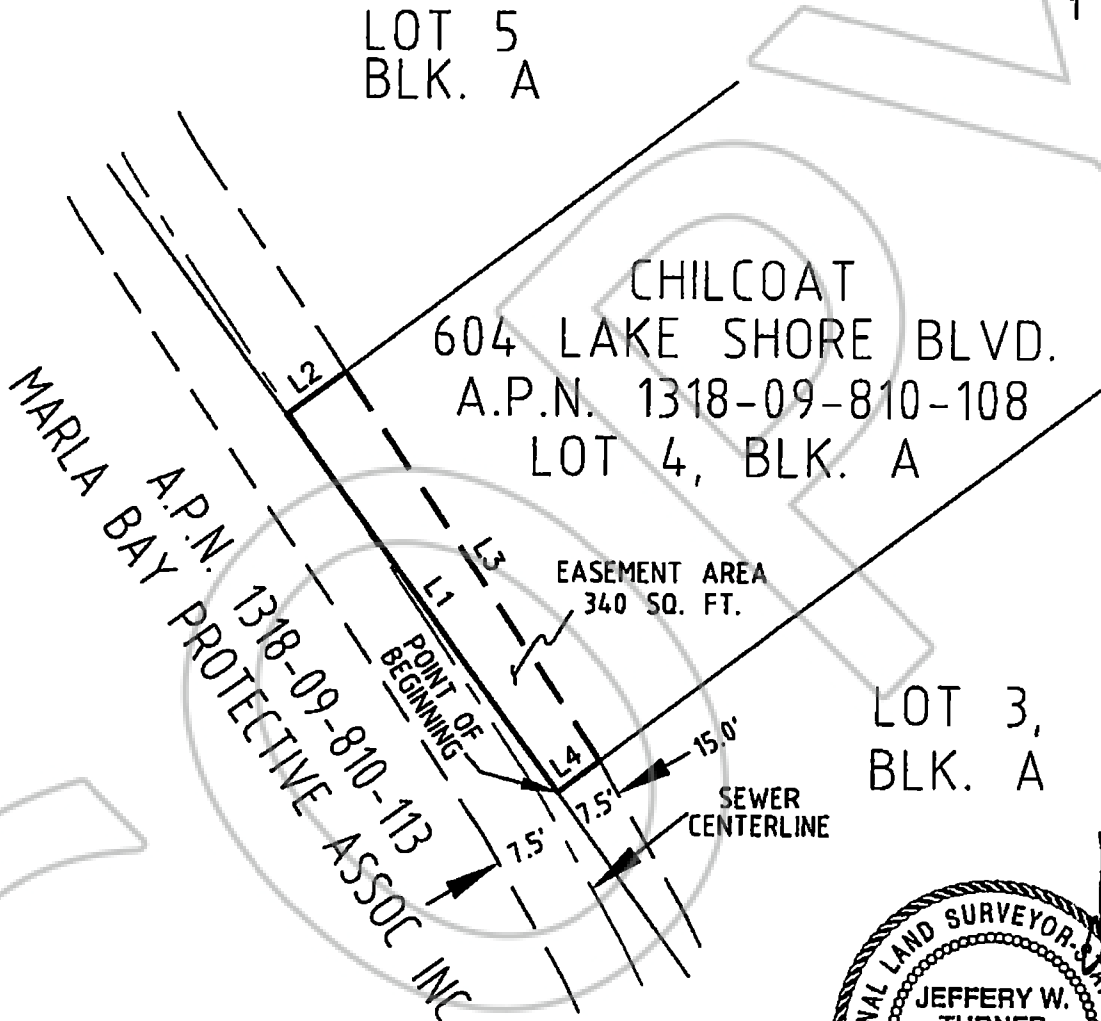
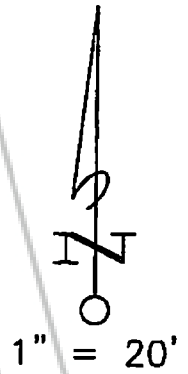


EXHIBIT B

DATE 03/2020 JOB No 20041
 PROJECT EASEMENT EXHIBIT
 BY SW PAGE 1 OF 1

604 LAKE SHORE BLVD., DOUGLAS CO., NV
 A.P.N. 1318-09-810-108

LOT 4, BLK. A, AMENDED MAP OF SUB. NO. 2
 OF ZEPHYR COVE PROPERTIES



TA **TURNER & ASSOCIATES, INC.**

LAND SURVEYING
 (775) 588-5658
 308 DORLA COURT, SUITE 203
 ROUND HILL, NEVADA
 P.O. BOX 5067 - STATELINE, NEVADA 89449
 PROJECT FILE 20041

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 36°30'00" W	50.00'
L2	N 53°30'00" E	7.87'
L3	N 34°01'31" W	50.05'
L4	N 53°30'00" E	5.71'