

When recorded mail to:
Recording Requested By:
TAHOE-DOUGLAS DISTRICT
P.O. Box 1600
ZEPHYR COVE, NEVADA 89448
APN: 1318-09-810-107



KAREN ELLISON, RECORDER

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

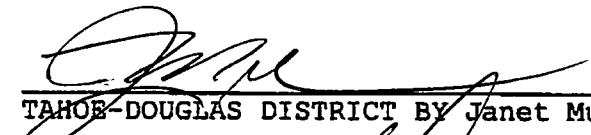
THIS EASEMENT RELOCATION GRANT AND RELEASE OF EXISTING EASEMENT,
made this 8 day of Sept 2020, between the undersigned "Grantor" and
the TAHOE-DOUGLAS DISTRICT, as "Grantee":

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
77790, BOOK 175, PAGE 1114 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 CARTIER

GRANTOR: 
DEBORAH CARTIER

COPY

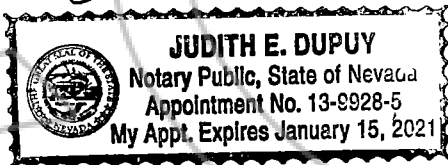
State of Nevada)
) ss
County of Douglas)

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]



ALL-PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

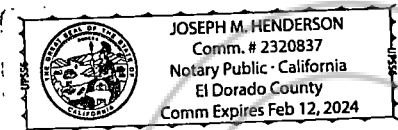
State of California

County of El Dorado }

On July 15, 2020 before me, Joseph M Henderson, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Deborah A. Cartier and
Name(s) of Signer(s)
Michael G Cartier

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: [Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

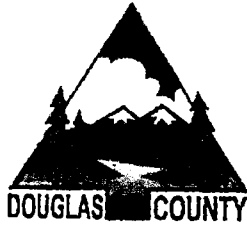
OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant Bargain Sale Deed

Document Date: July 15, 2020 Number of Pages: 6



DOUGLAS COUNTY, NEVADA ASSESSOR'S OFFICE

Trent A. Tholen, Assessor

EASEMENT COMPLETE

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

Parcel Detail for Parcel # 1318-09-810-107

Prior Parcel # 1318-09-810-024

Location

Property Location 606 LAKE SHORE BL
 Town MARLA BAY GID
 District 190.0 - MARLA BAY GID
 Subdivision ZEPHYR COVE PROP #2 Lot 5 Block A
 Property Name

Ownership

Assessed Owner Name **CARTIER, MICHAEL & DEBORAH TTEE**
 Mailing Address 3768 GREENVIEW EL DORADO HILLS, CA 95762
 Legal Owner Name **CARTIER FAMILY TRUST 2012**
 Vesting Doc #, Date 917438 07/31/2018 Year / Book / Page 18 / 7
 Map Document #s

Description

Total Acres .150 Square Feet 6,534
 Ag Acres .000 W/R Acres .000

Improvements

Single-family Detached 1 Non-dwelling Units 0
 Single-family Attached 0 Mobile Home Hookups 0 Stories 3.0
 Multiple-family Units 0 Wells 0 Garage Square Ft... 484
 Mobile Homes 0 Septic Tanks 0 Attached / Detached B
 Total Dwelling Units 1 Buildings Sq Ft 0
 Improvement List Residence Sq Ft 3,665
 Improvement Sketches Basement Sq Ft 0
 Improvement Photos Finished Basement SF 0

Appraisal Classifications

Current Land Use Code 200 Code Table
 Zoning Code(s)
 Re-appraisal Group 5 Re-appraisal Year 2020
 Original Construction Year 2010 Weighted Year

Assessed Valuation			
Assessed Values	2020-21	2019-20	2018-19
Land	595,000	588,700	507,500
Improvements	209,719	205,033	198,598
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	804,719	793,733	706,098
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	599,197	585,809	567,423
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	2,299,197	2,267,809	2,017,423
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)

DOUGLAS COUNTY, NV **2018-917438**
RPTT \$17725.50 Rec:\$35.00
\$17,760.50 Pgs=3 07/31/2018 08:56 AM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1318-09-810-107

**RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY, LLC
212 ELKS POINT RD, STE 445
P.O. BOX 10297
ZEPHYR COVE, NV 89448**

**MAIL RECORDABLE DOCS AND
TAX STATEMENTS TO:
MICHAEL AND DEBORAH
3768 GREENVIEW
EL DORADO HILLS, CA 95762**

ESCROW NO: 11000371-ZCT

RPTT \$17,725.50

GRANT, BARGAIN SALE DEED

THIS INDENTURE WITNESSETH: That Andrew M. Geisse and Jane S. Geisse Trustees of the Andrew M. Geisse and Jane S. Geisse 2000 Trust, dated June 16, 2000

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Michael Gene Cartier and Deborah Cartier Trustees of the Cartier Family Trust U/A dated 9-20-2012

all that real property situated in the City of Zephyr Cove, County of , State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Exhibit A

Lot 5 Block A, as shown on the AMENDED MAP OF ZEPHYR COVE PROPERTIES, INC. SUBDIVISION NO. 2, in Sections 9 and 10, Township 13 North, Range 18 East, M. D. B & M., filed in the Office of the Recorder of Douglas County, Nevada on August 5, 1929 as Document No. 267

EXCEPTING 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.

APN: 1318-09-810-107



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 5, 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 5, said corner being a common corner to Lot 4 per said Block A,
thence along the Southwest Property Line of said Lot 5 North $36^{\circ}30'00''$ West 50.00 feet to the Westerly most corner of said Lot 5, said corner being a common corner to Lot 6 of said Block A;
thence along the Property Line common to said Lot 5 and said Lot 6 North $53^{\circ}30'00''$ East 11.29 feet;
thence leaving said Property Line common to said Lot 5 and said Lot 6 South $34^{\circ}01'31''$ East 2.98 feet;
thence South $30^{\circ}01'31''$ East 18.00 feet;
thence South $34^{\circ}01'31''$ East 29.16 feet to the Property Line common to said Lot 5 and said Lot 4;
thence along said Property Line common to said Lot 5 and said Lot 4 South $53^{\circ}30'00''$ West 7.87 feet to the Point of Beginning.

Containing 463 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.

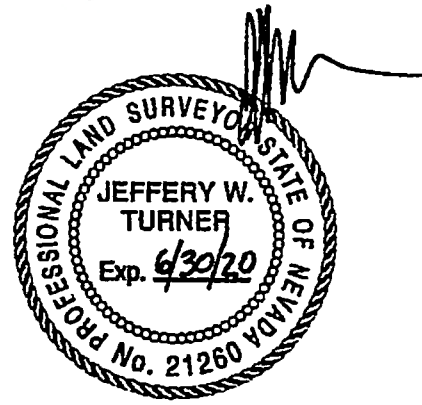
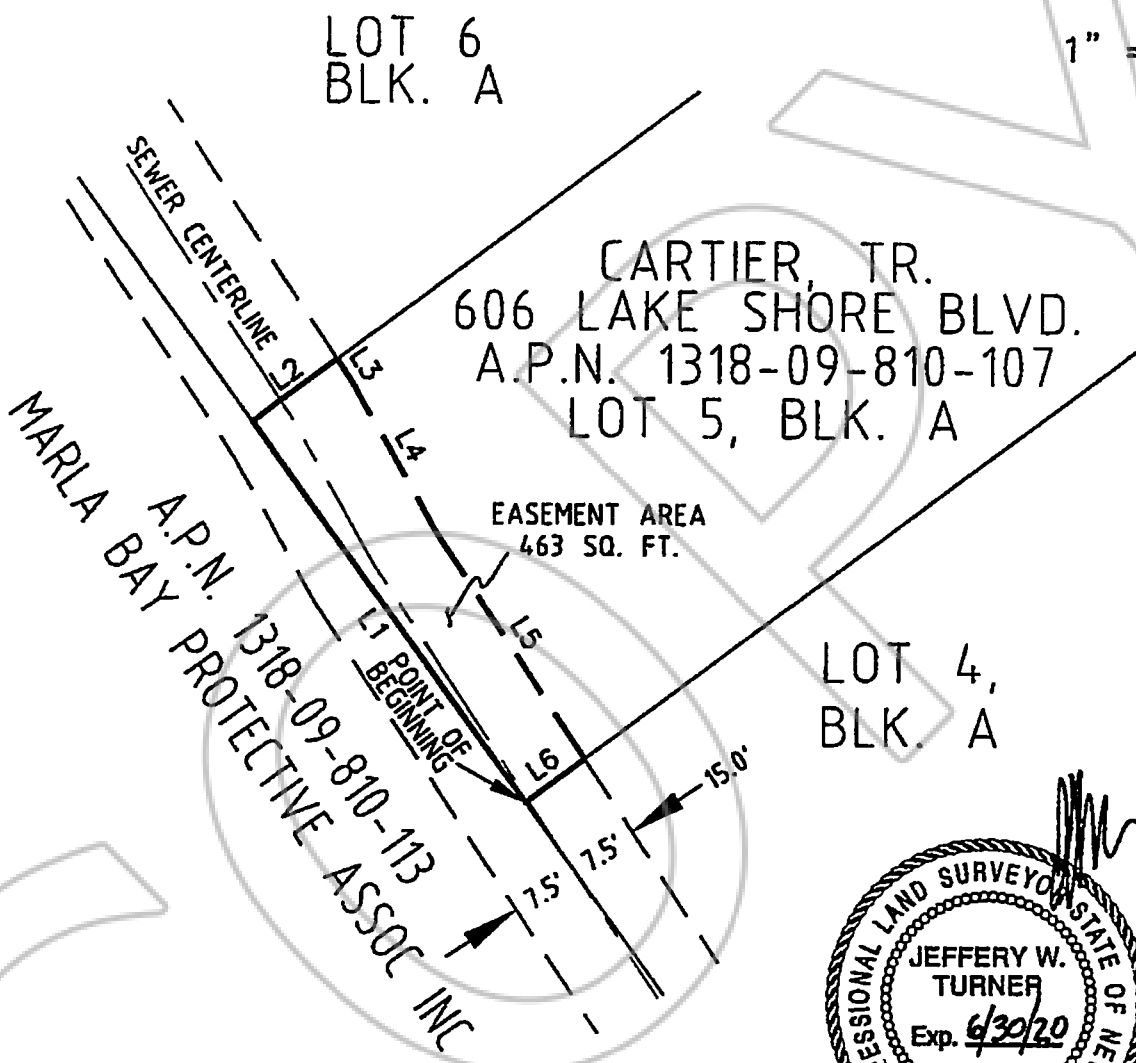
Note: Refer this description to your title company before incorporating into any legal document.

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
 606 LAKE SHORE BLVD., DOUGLAS CO., NV
 A.P.N. 1318-09-810-107
 LOT 5, 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	11.29'
L3	N 34°01'31" W	2.98'
L4	N 30°01'31" W	18.00'
L5	N 34°01'31" W	29.16'
L6	N 53°30'00" E	7.87'

EXHIBIT C

When recorded, return to:
TAHOE-DOUGLAS DISTRICT
P. O. BOX 1600
ZEPHYR COVE, NEVADA 89448

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 28th day of January, 1974, between the undersigned "Grantor" and the TAHOE-DOUGLAS DISTRICT, as "Grantee":

WITNESSETH, that the Grantor, for valuable consideration, real 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 easements and rights-of-way for the purpose of installation and maintenance of sewer utility lines 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.

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

GRANTOR:

GRANTOR:

Charlotte C. Tilden

STATE OF California)
COUNTY OF Lanternburg) ss.

On this 28 day of January, 1974, before me, a Notary Public, in and for the County of Lanternburg, personally appeared Charlotte C. Tilden known to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and she duly acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Shirley B. Brown
NOTARY PUBLIC

77700

ASSIGNMENT NO. 518-048-003

EXP. 17, 1974



ENGINEERS LTD., INC.

CIVIL ENGINEERING - SURVEYING

P.O. BOX 618
FERROVIA COVE, NEVADA 89415
PHONE (702) 794-1547

November 1, 1973

DESCRIPTION FOR
TAHOE DOUGLAS DISTRICT

Utility easement to be acquired from:

C. TILDEN

17 Sat. 11/17/73
4/2/73
SM
A parcel of land being a portion of Section 9, T13N, R18E, M.D.M., and of Zephyr Cove Properties Unit No. 2 (Marla B.) Amended Map, Official Records of Douglas County, Nevada.

An easement for constructing, operating and maintaining a sewer system is described as follows:

The southwesterly 7.5' of Lot 5 Block A of said Zephyr Cove Properties Unit No. 2.

Also a 10 foot wide temporary working easement lying adjacent to the above described utility easement.

415-517-4136

enclosed

77790
1115
87

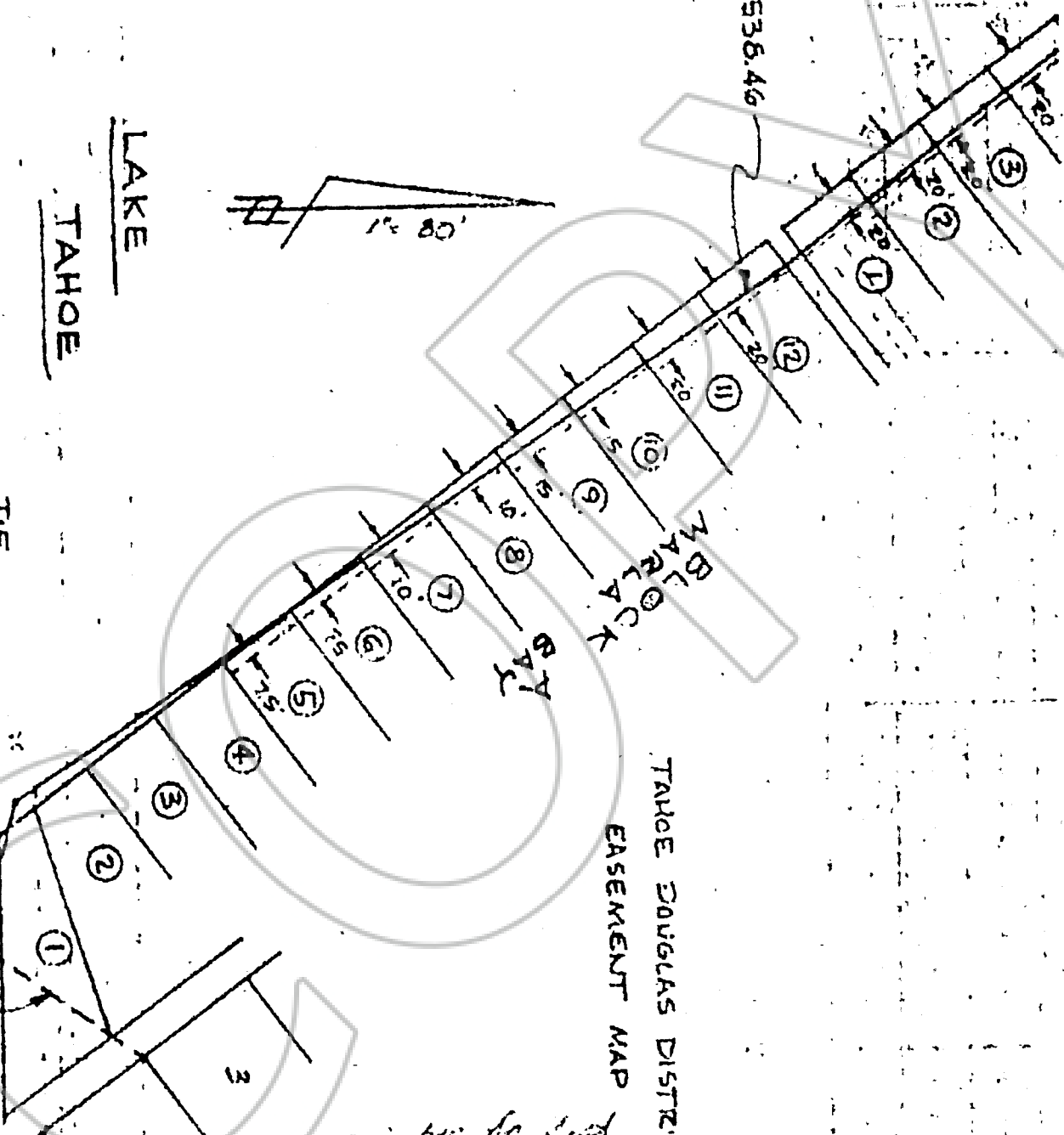
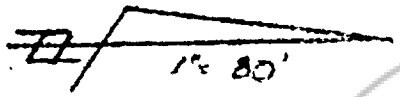
1318-04A-003

135-49-25W-536.46

LAKE
TAHOE

TIE
N76-21-15W-83.62

LAKE SHORE BLVD



TAHOE DOUGLAS DISTRICT
EASEMENT MAP

Recorded at Request of *Patricia J. Stanley* At *Min Past*
On JAN 21 1975 Official Records of Douglas County, Nevada Fee

Patricia J. Stanley Recorder

27700

176-21-15



Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

kellison@co.douglas.nv.us

(775) 782-9027

LEGIBILITY NOTICE

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.

Signature

Date

Printed Name

MAILING ADDRESS: P.O. Box 218, Minden, Nevada 89423

Main phone (775) 782-9025 - FAX (775) 783-6413