

APN: 1418-34-610-014



KAREN ELLISON, RECORDER

When recorded return to:
Troon 92, LLC
P.O. Box 512
Zephyr Cove, Nevada 89448

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

EASEMENT DEED

THIS INDENTURE, made this 29th day of December, 2020, by and between, Robert William Byren and Laurie E. Byren, Trustees of The R&L Byren Family Trust (“GRANTOR”) and Troon 92 LLC, an Arizona limited liability company (“GRANTEE”).

WITNESSETH

WHEREAS, GRANTOR is the owner of that certain parcel of land located in Douglas County, Nevada generally described as Assessor’s Parcel Number 1418-34-610-014, and more particularly described on Exhibit “A” which is incorporated by this reference as if fully set forth herein (“Servient Property”);

WHEREAS, GRANTEE is also the owner of that certain parcel of land located in Douglas County, Nevada generally described as Assessor’s Parcel Number 1418-34-610-013, and more particularly described on Exhibit “B” which is incorporated by this reference as if fully set forth herein (“Dominant Property”);

WHEREAS, the Servient Property and the Dominant Property are parcels adjacent to one another.

WHEREAS, pursuant to an agreement, GRANTOR and GRANTEE have agreed to exchange easements over and across portions of the above-described parcels of real property in order to acknowledge and accommodate the historic and longstanding uses of portions of said parcels.

WHEREAS, pursuant to said agreement of GRANTOR and GRANTEE, GRANTOR desires to grant to GRANTEE a permanent exclusive easement over a portion of the Servient Property for the purposes of maintaining a private driveway and landscaping as provided for herein.

NOW THEREFORE, GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and deliver unto GRANTEE, as owner of the Dominant Property and its invitees, guests, successors and assigns, an exclusive Easement for the purpose of maintaining a private driveway and landscaping over and across a portion of the Servient Property as more particularly described and depicted on Exhibit "C" which is incorporated by this reference as if fully set forth herein. Pavement or similar hard-surface improvements within this Easement shall be limited to no more than a total area of twenty (20) square feet. This Easement is solely for the benefit of the Dominant Property and shall run with the land and shall be binding upon and shall inure to the benefit of GRANTEE, its heirs, successors and assigns.

TO HAVE AND TO HOLD said Easement unto GRANTEE and unto its successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has executed this instrument to be effective on the day and year first above written.

The R&L Byren Family Trust

[Handwritten signature of Robert William Byren]

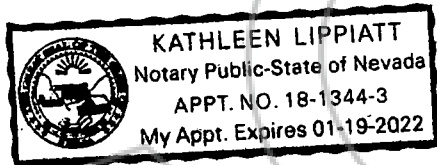
Robert William Byren
Trustee

[Handwritten signature of Laurie E. Byren]

Laurie E. Byren
Trustee

STATE OF NEVADA)
: ss.
COUNTY OF Douglas

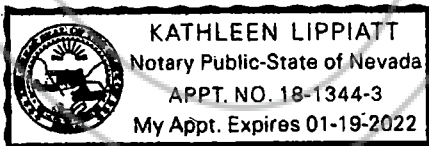
On December 29, 2020, personally appeared before me, a notary public, Robert William Byren, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the document.



[Handwritten signature of Kathleen Lippiatt]
NOTARY PUBLIC

STATE OF NEVADA)
: ss.
COUNTY OF Douglas

On December 29, 2020, personally appeared before me, a notary public, Laurie E. Byren, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the document.



[Handwritten signature of Kathleen Lippiatt]
NOTARY PUBLIC

EXHIBIT "A"
DESCRIPTION
A.P.N. 1418-34-610-014
R & L BYREN FAMILY TRUST

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

Lot 13, Block "B", per the Amended Map of Lincoln Meadows Unit No. 1 filed for record January 06, 1978 in the office of the Recorder, Douglas County, Nevada, as Document No. 16415.

The Basis of Bearing of this description is identical to the Amended Map of Lincoln Meadows Unit No. 1 filed for record in the Office of the Recorder, Douglas County, Nevada, as Document No. 16415.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



EXHIBIT "B"
DESCRIPTION
A.P.N. 1418-34-610-013
TROON 92, LLC

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

The Common Drive as shown on the Record of Survey to support a Boundary Line Adjustment for Hansen, Moore and McCubbins filed for record January 15, 1993 in the office of the Recorder, Douglas County, Nevada as Document No. 297479.

The Basis of Bearing of this description is identical to the Amended Map of Lincoln Meadows Unit No. 1 filed for record in the Office of the Recorder, Douglas County, Nevada, as Document No. 16415.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423

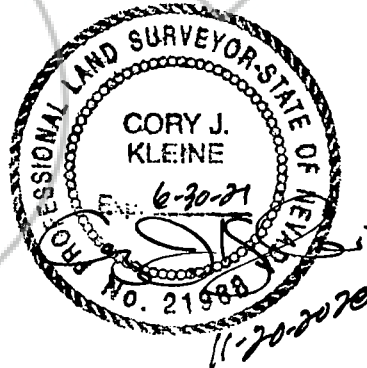


EXHIBIT "C"
DESCRIPTION
PRIVATE DRIVEWAY AND LANDSCAPING EASEMENT
(OVER A.P.N. 1418-34-610-014)

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

A strip of land for private driveway and landscaping purposes being a portion of Lot 13, Block B, as shown on the Amended Map of Lincoln Meadows Unit No. 1, filed for record on January 6, 1978 in the office of the Recorder, Douglas County, Nevada, as Document No. 16415, more particularly described as follows:

COMMENCING at a 3/4" iron pipe with plastic cap, R.L.S. 3519 at the most Easterly corner of the Common Drive as shown on the Record of Survey to support a Boundary Line Adjustment for Hansen, Moore and McCubbins filed for record January 15, 1993 in said office of Recorder as Document No. 297479, said point falling on the southerly line Hidden Woods Drive

thence along said southerly line of Hidden Woods Drive, North 59°00'00" West, 16.80 feet to the most Easterly corner of said Lot 13, the POINT OF BEGINNING;

thence along the easterly boundary of said Lot 13 and the westerly boundary of said Common Drive, South 52°45'04" West, 36.38 feet;

thence North 44°57'45" East, 34.82 feet to a point on said southerly line of Hidden Woods Drive;

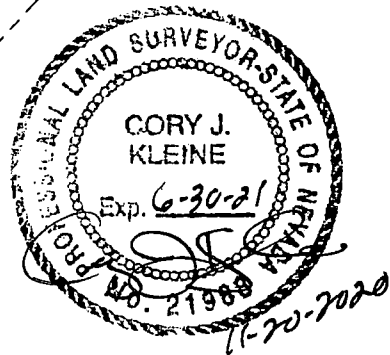
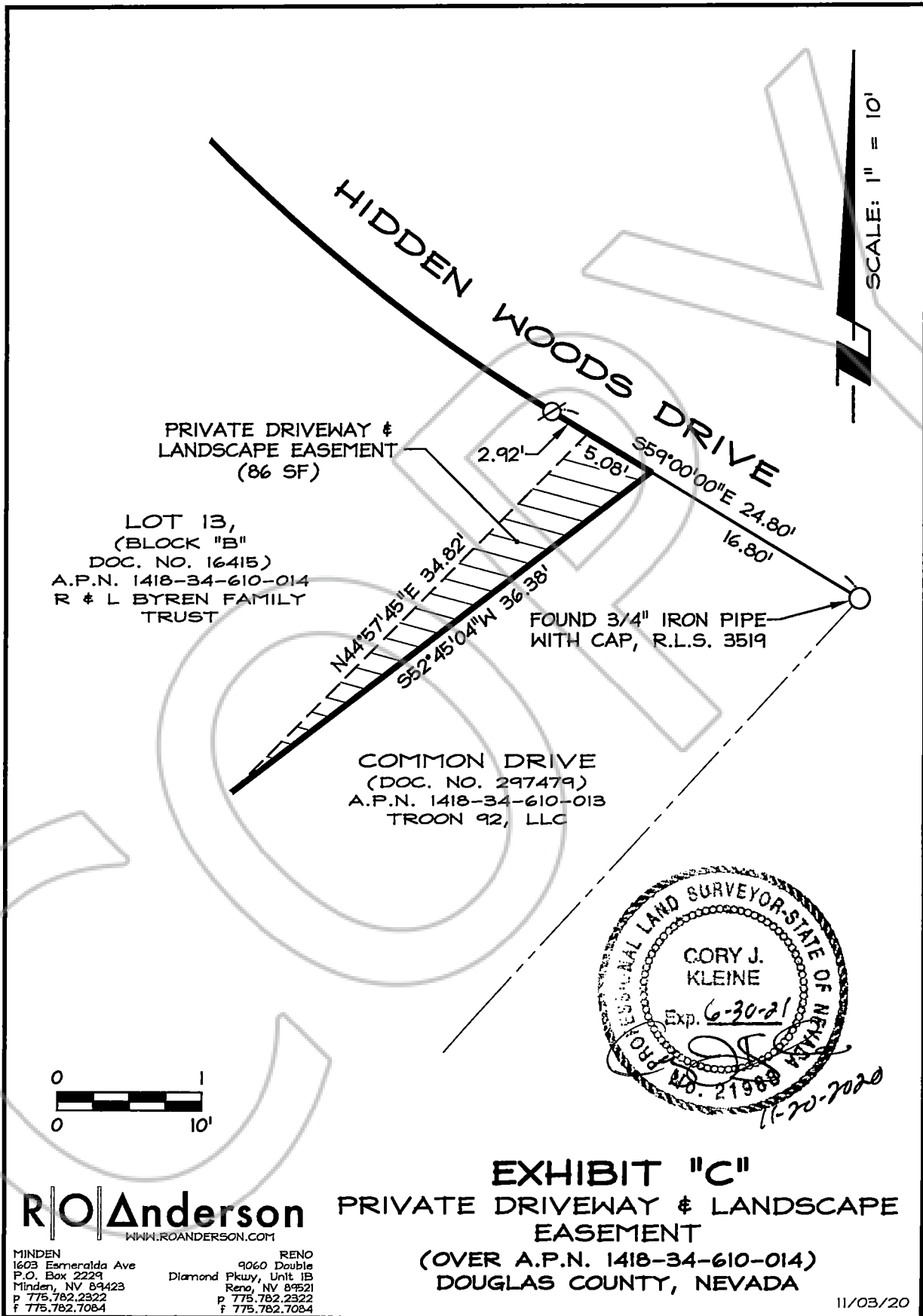
thence along said southerly line of Hidden Woods Drive, South 59°00'00" East, 5.08 feet to the POINT OF BEGINNING, containing 86 square, feet more or less.

The Basis of Bearing of this description is identical to the Amended Map of Lincoln Meadows Unit No. 1 filed for record in the Office of the Recorder, Douglas County, Nevada, as Document No. 16415.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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R|O|Anderson
 WWW.ROANDERSON.COM

EXHIBIT "C"
PRIVATE DRIVEWAY & LANDSCAPE EASEMENT
(OVER A.P.N. 1418-34-610-014)
DOUGLAS COUNTY, NEVADA

MINDEN 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084

RENO 9060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 p 775.782.2322 f 775.782.7084

11/03/20