

APN: 1418-34-610-013



KAREN ELLISON, RECORDER

When recorded return to:
Robert Byren
P.O. Box 705
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 30 day of December, 2020, by and between, Troon 92 LLC, an Arizona limited liability company ("GRANTOR") and Robert William Byren and Laurie E. Byren, Trustees of The R&L Byren Family Trust ("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 1418-34-610-013, and more particularly described on Exhibit "A" which is incorporated by this reference as if fully set forth herein ("Servient Property");

WHEREAS, GRANTEE 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 "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, the fencing improvements currently located on the Servient Property within the Easement described below consist of a wrought iron fence approximately four feet in height.

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 fencing, landscaping and related improvements 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 private landscaping, fencing and related improvements, including but not limited to irrigation improvements, over, across and under 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, impervious improvements that may be considered a "coverage" by the Tahoe Regional Planning Agency shall not be permitted within this Easement. Additionally, any changes to the fencing type (wrought iron) located within the Easement must be agreed to by the owners of the

Dominant Property and Servient Property. 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.


Troon 92 LLC
an Arizona limited liability company



Michael Wick
Its: manager

STATE OF NEVADA)
 : ss.
COUNTY OF Douglas

On December 30, 2020, personally appeared before me, a notary public, Michael Wick, 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.


NOTARY PUBLIC

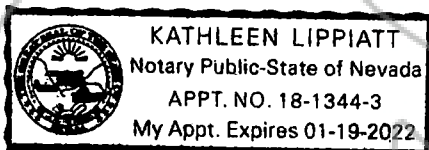


EXHIBIT "A"
DESCRIPTION
A.P.N. 1418-34-610-013
TROON 92, LLC

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 "B"
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 "C"
DESCRIPTION
PRIVATE FENCING, LANDSCAPING AND IRRIGATION EASEMENT
(OVER A.P.N. 1418-34-610-013)**

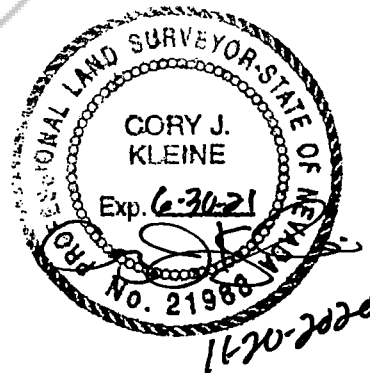
All that real property situated in the County of Douglas, State of Nevada described as follows:

A strip of land for fencing, landscaping, and irrigation purposes being a portion 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 the office of Recorder, Douglas County, Nevada, as Document No. 297479 more particularly described as follows:

BEGINNING at the most westerly corner of said Common Drive;
thence along the westerly boundary of said Common Drive and the easterly boundary of Lot 13 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, North 52°45'04" East, 60.39 feet;
thence South 41°42'12" West, 36.00 feet;
thence South 53°06'33" West, 10.43 feet;
thence South 77°47'22" West, 16.15 feet to the POINT OF BEGINNING,
containing 243 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.

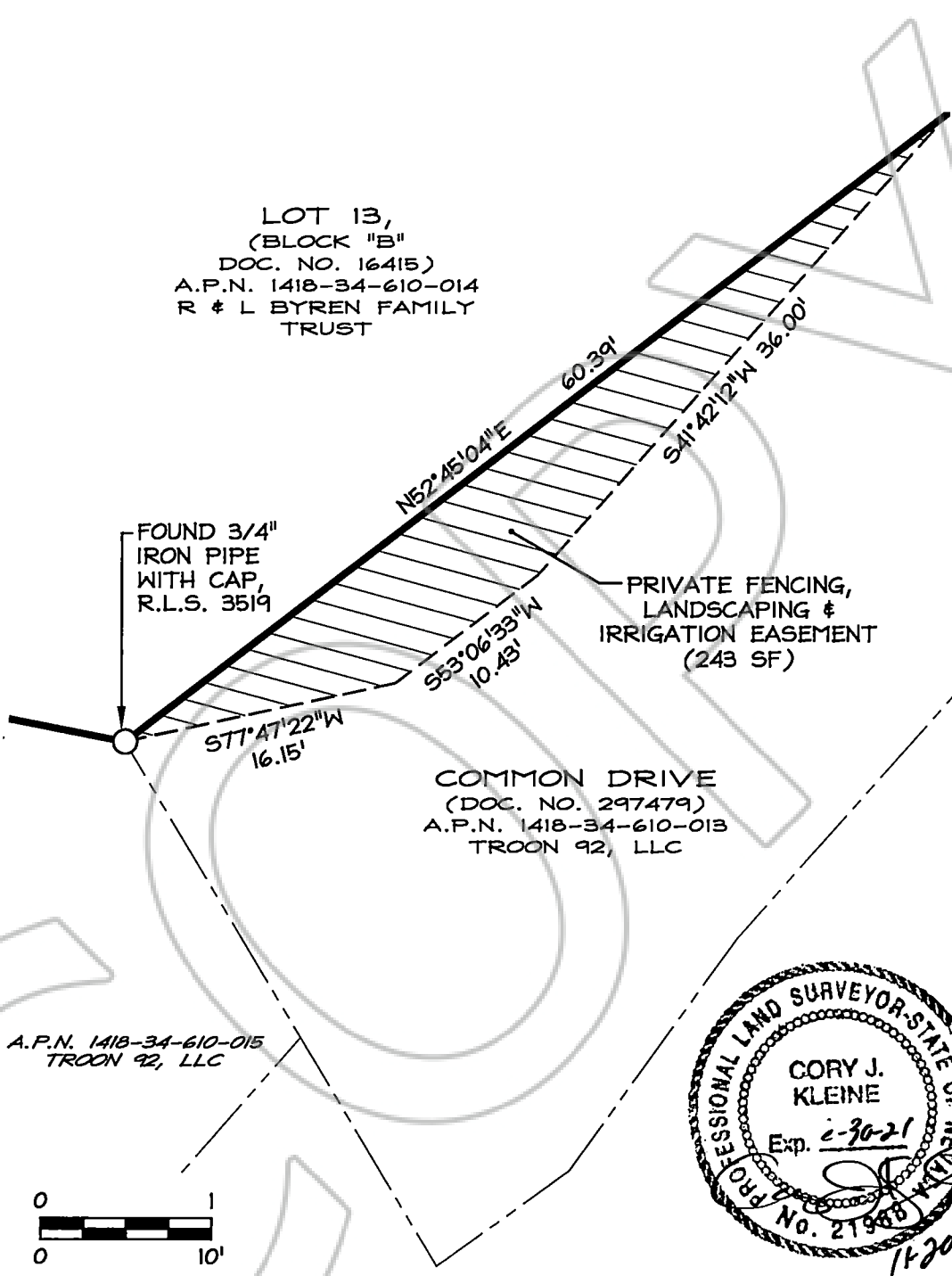
Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, P.L.S. 21988
P.O. Box 2229
Minden, Nevada 89423



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LOT 13,
(BLOCK "B"
DOC. NO. 16415)
A.P.N. 1418-34-610-014
R & L BYREN FAMILY
TRUST

SCALE: 1" = 10'

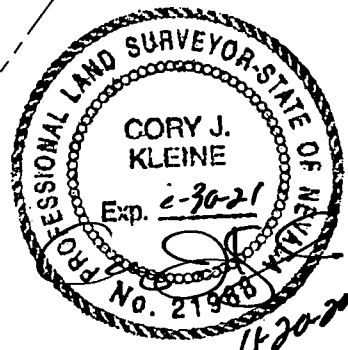


FOUND 3/4"
IRON PIPE
WITH CAP,
R.L.S. 3519

PRIVATE FENCING,
LANDSCAPING &
IRRIGATION EASEMENT
(243 SF)

COMMON DRIVE
(DOC. NO. 297479)
A.P.N. 1418-34-610-013
TROON 92, LLC

A.P.N. 1418-34-610-015
TROON 92, LLC



RO Anderson
WWW.ROANDERSON.COM

EXHIBIT "C"
PRIVATE FENCE, LANDSCAPE &
IRRIGATION EASEMENT
(OVER A.P.N. 1418-34-610-013)
DOUGLAS COUNTY, NEVADA

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

RENO 9060 Double
Diamond Pkwy, Unit 13
Reno, NV 89521
p 775.782.2322
f 775.782.7084

11/03/20