

APN: 1220-19-002-022 (Portion)

When recorded, mail to:
James R. Cavilia, Esq.
Allison MacKenzie, Ltd.
P.O. Box 646
Carson City, Nevada 89702



00155475202209858030050055

KAREN ELLISON, RECORDER

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

ABANDONMENT OF EASEMENT DEED

This Abandonment of Easement Deed is made this 23rd day of May, 2022, by and between Flying Eagle Ranch, LLC, a Nevada limited liability company, GRANTOR, and Flying Eagle Ranch, LLC, a Nevada limited liability company, GRANTEE.

WITNESSETH:

WHEREAS, Flying Eagle Ranch, LLC, a Nevada limited liability company, is the owner of that certain parcel of land located in Douglas County, Nevada, generally described as Assessor's Parcel Number 1220-19-002-022;

WHEREAS, a private access easement was established on Grantor's Property pursuant to Parcel Map LDA -16-016 for Flying Eagle Ranch, LLC filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010, located within a portion of Section 19, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County Nevada.

NOW THEREFORE, the undersigned GRANTOR, for good and valuable consideration provided by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby abandon, release, remise and surrender unto the GRANTEE, any and all right, title and interest in a private access easement over, under and across a portion of APN 1220-19-002-022 as more particularly described and depicted on Exhibit "A" which is incorporated by this reference as if fully set forth herein

TOGETHER with all and singular the tenements, hereditaments, and appurtenances thereto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, unto the said GRANTEE and to its heirs, successor and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has executed this conveyance the day and year first above written.

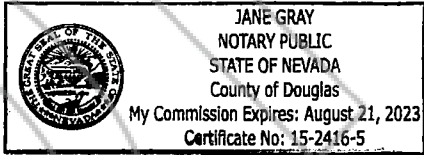
GRANTOR
Flying Eagle Ranch, LLC,
a Nevada limited liability company
Nathan A. Leising
Nathan A. Leising, Manager

STATE OF NEVADA)
 : SS.
COUNTY OF Douglas)

On May 23, 2022, personally appeared before me, a notary public, Nathan A. Leising personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the foregoing instrument.

Jane Gray
NOTARY PUBLIC

4873-8682-0635, v. 1



0132-020
05/05/22

**DESCRIPTION
A PORTION OF PRIVATE ACCESS EASEMENT
TO BE ABANDONED OVER
(Current A.P.N. 1220-19-002-022)**

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

The portion of land shown as a Private Access Easement within Parcel 16B-3, Parcel Map LDA-16-016 for Flying Eagle Ranch, LLC filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010, located within a portion of Section 19, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

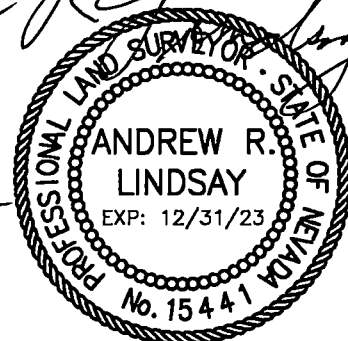
COMMENCING at the northwest corner of previously said Parcel 16B-3;
thence along the east line of said Teal Lane, South $00^{\circ}04'25''$ East, 16.14 feet to the **POINT OF BEGINNING**;
thence leaving said east line of Teal Lane, along the arc of a curve to the left, having a radius of 7.00 feet, central angle of $90^{\circ}00'00''$ and arc length of 11.00 feet;
thence North $89^{\circ}55'35''$ East, 6.00 feet;
thence along the arc of a curve to the right, having a radius of 63.00 feet, central angle of $180^{\circ}00'00''$ and arc length of 197.92 feet;
thence South $89^{\circ}55'35''$ West, 13.00 feet to a point on the east line of Teal Lane;
thence along the east line of said Teal Lane, North $00^{\circ}04'25''$ West, 133.00 feet to the **POINT OF BEGINNING**;

END OF ABANDONMENT, containing 7974 square feet, more or less.

The Basis of Bearing for this description is North $00^{\circ}04'43''$ West, the westerly right-of-way line of State Route 88 as shown on the Parcel Map for Flying Eagle Ranch, LLC, filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010;

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423

APRIL 5,
2022



Y:\Client Files\0132-020\CAD\Survey\Exhibits\0132-020\EXHIBIT ABANDON PRIVATE EASEMENT.dwg 4/5/2022 2:14:03 PM Rina Kampy

50' PRIVATE ACCESS EASEMENT PER DOC. NO. 908010

A.P.N. 1220-19-002-021
FLYING EAGLE RANCH, LLC

A.P.N. 1220-19-002-023
FLYING EAGLE RANCH, LLC

POINT OF BEGINNING

TEAL LANE

AREA TO BE ABANDONED
7,974 SF

SCALE: 1" = 40'

133.00'

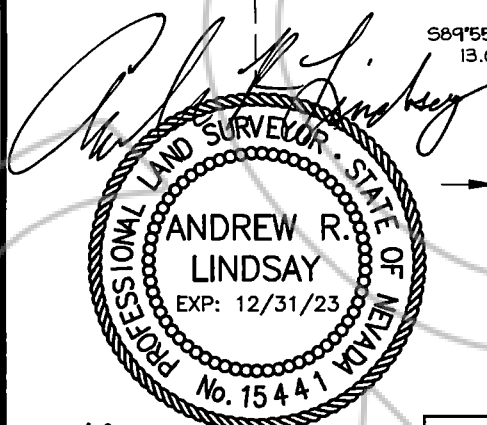
N00°04'25"W

Δ=180°00'00"
R=63.00'
L=197.92'

S89°55'35"W
13.00'

A.P.N. 1220-19-002-022
(PARCEL 16B-3 PER DOC. NO. 908010)

5' PUBLIC UTILITY EASEMENT PER DOC. NO. 908010



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | BEARING | LENGTH |
| LI | N89°55'35"E | 6.00' |

| CURVE TABLE | | | | | |
|-------------|-----------|--------|--------|---------------|--------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING | CHORD LENGTH |
| C1 | 90°00'00" | 7.00' | 11.00' | S45°04'25"E | 9.90' |



RO Anderson
WWW.ROANDERSON.COM

**EXHIBIT
ABANDONMENT OF PRIVATE
ACCESS EASEMENT
FLYING EAGLE RANCH, LLC
(GARDNERVILLE, NV)**

MINDEN 1603 Esmeralda Ave
P.O. Box 2229
Minden, NV 89423
p 775.782.2322
f 775.782.7064

RENO 9060 Double
Diamond Pkwy, Unit 1B
Reno, NV 89521
p 775.782.2322
f 775.782.7064

04/05/22