

APN: A portion of 1219-11-001-016

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Justin M. Townsend, Esq.
Allison MacKenzie, Ltd.
402 N. Division St.
Carson City, NV 89702



KAREN ELLISON, RECORDER

E03

MAIL TAX STATEMENTS TO:
Maren and Adam Clouse, Trustees
1685 University Ave.
San Jose, CA 95126

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

**QUITCLAIM DEED AND
RELEASE OF EASEMENT**

THIS INDENTURE is made and entered into as of the 23 day of June, 2022, by and between DREYER FOOTHILL RANCH, LLC, (“Grantor”), owner of certain real property located in Douglas County, Nevada, commonly referred to as Assessor’s Parcel Numbers 1219-10-002-068 and 1219-10-002-069 (the “dominant estates”); and ADAM E. CLOUSE and MAREN J. CLOUSE, Trustees of THE CLOUSE FAMILY 2013 TRUST (“Grantees”), owners of certain real property located in Douglas County, Nevada, commonly referred to as Assessor’s Parcel Number 1219-11-001-016 (the “servient estate”) and which is more particularly described on the attached **Exhibit “A”**.

RECITALS:

- A. On June 22, 2017, Grantor recorded a document entitled Easement for Ingress and Egress as Document No. 900427 (the “Easement”).
- B. The Easement was recorded by Grantor at a time when it owned the dominant estates and the servient estate.
- C. The Easement purported to grant rights of ingress and egress to the dominant estates over and across the servient estate.
- D. Grantor sold the servient estate and conveyed title thereto to Gregory J. Berry on or about May 23, 2019, as evidenced by a Grant, Bargain and Sale Deed recorded in the official records of Douglas County as Document No. 929401.

E. Gregory J. Berry sold the servient estate and conveyed title thereto to the Grantees on or about January 20, 2021, as evidenced by a Grant, Bargain and Sale Deed recorded in the official records of Douglas County as Document No. 960261.

F. Grantor continues to be the owner of the dominant estates.

G. Grantor agrees to release, remise, relinquish, surrender, and forever quitclaim unto Grantees any rights and interests Grantor may claim in and to the Easement and any other right, title, or interest in the servient estate, on the terms and conditions and as more particularly set forth herein.

NOW THEREFORE, the Grantor hereby agrees as follows:

Grantor, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby intentionally release, remise, relinquish, surrender, and forever quitclaim unto Grantees all its interests and rights in and to the servient estate, including without limitation, any rights purportedly granted or reserved under the Easement.

This Quitclaim and Release of Easement and the servient estate is granted together with, all and singular, the tenements, hereditaments, and appurtenances belonging to the servient estate or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

This Quitclaim and Release shall run with the dominant and servient estates and be binding upon said Grantor, its successors and assigns, and for the benefit of Grantees and to their successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first hereinabove written.

GRANTOR:

DREYER FOOTHILL RANCH, LLC

By: *Kurt Dreyer*
KURT DREYER, Manager

By: *Erica Dreyer*
ERICA DREYER, Manager

STATE OF NV)
 : ss.
CARSON COUNTY)

On June 23, 2022, personally appeared before me, a notary public, KURT DREYER and ERICA DREYER, in their official capacities as Managers of DREYER FOOTHILL RANCH, LLC, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Quitclaim and Release of Easement, who acknowledged to me that they executed the foregoing document in such capacity.



NOTARY PUBLIC



EXHIBIT "A"

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

A PARCEL OF LAND LOCATED WITHIN THE WEST ONE-HALF (W 1/2) OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 19 EAST, MOUNT DIABLO MERIDIAN, COUNTY OF DOUGLAS, STATE OF NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE USGLO BRASS CAP LOCATED AT THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 19 EAST M.D.M.;
THENCE NORTH 53°55'05" EAST, 5,351.39 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 40°43'40" EAST, 1,472.16 FEET TO A POINT ON THE WEST LINE OF MOTTSVILLE MEADOWS WAY;
THENCE ALONG SAID WEST LINE OF MOTTSVILLE MEADOWS WAY, SOUTH 00°23'03" WEST, 50.00 FEET TO THE NORTHWEST CORNER OF PARCEL 3C AS SHOWN ON THE PARCEL MAP FOR MOTTSVILLE MEADOWS, FILED FOR RECORD JULY 20, 2004 IN THE OFFICE OF RECORDER, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 619273;
THENCE LEAVING SAID WEST LINE OF MOTTSVILLE MEADOWS WAY ALONG THE WEST LINE OF SAID PARCEL 3C, SOUTH 00°23'03" WEST, 1,214.44 FEET TO THE NORTH LINE OF THE RANCH NO. 1 LIMITED PARTNERSHIP PARCEL AS DESCRIBED IN DOCUMENT NO. 498933, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA;
THENCE LEAVING SAID WEST LINE OF PARCEL 3C ALONG SAID NORTH LINE OF THE RANCH NO. 1 LIMITED PARTNERSHIP PARCEL, SOUTH 71°15'09" WEST, 1,008.74 FEET;
THENCE LEAVING SAID NORTH LINE OF THE RANCH NO. 1 LIMITED PARTNERSHIP PARCEL, NORTH 00°23'03" EAST 473.00 FEET TO THE POINT OF BEGINNING.**

ALSO KNOWN AS ADJUSTED PARCEL 2 ON THAT CERTAIN RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR DREYER FOOTHILL RANCH, LLC, RECORDED JUNE 22, 2017 AS INSTRUMENT NO. 2017-900426, OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THE DEED RECORDED JANUARY 20, 2021 AS DOCUMENT NO. 2021-960261 OF OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1219-11-001-016
- b) _____
- c) _____
- d) _____

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Easement only - JF</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0.00

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3
- b. Explain Reason for Exemption: Transfer of title recognizing true status of ownership of the real property.

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Dreyer Foothill Ranch, LLC

Address: 1075 Foothill Rd

City: Gardnerville

State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Maren and Adam Clouse, Trustees

Address: 1685 University Ave

City: San Jose

State: CA Zip: 95126

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Allison MacKenzie, Ltd. Escrow # _____

Address: 402 N Division Street

City: Carson City State: Nevada Zip: 89703