DOUGLAS COUNTY, NV

Rec:\$40.00

2023-1002898

Total:\$40.00

12/05/2023 11:39 AM

WILLIAM & RACHEL KESSINGER TR

Pgs=3

When recorded mail to:
Recording Requested By:
VFORMATION, INC.
C/O SARA REGAN
3827 S CARSON ST, SUITE 505-25 PMB 2029
CARSON CITY, NV 89701
APN: 1418-27-210-037



SHAWNYNE GARREN, RECORDER

## **ABANDONMENT OF EASEMENT**

FOR VALUABLE CONSIDERATION, receipt and adequacy of which are hereby acknowledged, the TAHOE DOUGLAS DISTRICT, a general improvement district existing under the laws of the State of Nevada (hereinafter referred to as "DISTRICT") does hereby abandon, release, remise, and surrender all right, title and interest DISTRICT may have arising out of that certain GRANT OF EASEMENT recorded at the Douglas County Recorder's Office on June 30, 2016, as Document No. 2016-883642, as to a portion of the real property commonly known as Assessor's Parcel Number 1418-27-210-037, located in the County of Douglas, State of Nevada, as depicted in **Exhibit A** and being more particulary described in **Exhibit B**, both of which are attached hereto and made a part hereof.

which are attached hereto and made a part hereor.
Executed on this 30 day of Novimber 2023.
TAHOE-DOUGLAS DISTRICT.
A General Improvement District
By:
Name: JANET MORPHY
Its:
State of Nevada ) ss.
County of Douglas )
/ Jh \ / /
On this Day of WWW.2023, before me, a Notary Public, in and for the
County of I/JOVAAUG Personally appeared
Janet L murphy
known to me to be the person(s) whose name(s) is/are subscribed to the known 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.
NOTARY PUBLIC  NOTARY PUBLIC  NOTARY PUBLIC
STATE OF NEVADA
[seal] My Commission Expires: 12-07-25  Gertificate No: 21:4927-95

## DESCRIPTION 15' Wide Sewer Easement Abandonment

ExhibitB

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

All that portion of that Parcel of land per that Grant, Bargain, Sale Deed, filed for record on August 31, 2020 as Document Number 2020-951642, said Parcel of land is shown as Adjusted Amended Lot D as shown on that Record of Survey Supporting a Boundary Line Adjustment for Jay & Dana Poe, filed for record on June 30, 2016 as Document Number 2016-883638, being more particularly described as follows:

An area 15 feet wide, being 7.5 feet on each side of the following course;

Beginning at a Point on the Northerly Property Line of said Parcel per Document Number 2020-951642, said Point that bears North 89°46'30" West 51.76 feet, South 12°33'41" West 97.76 feet and South 07°43'35" East 32.11 feet from the Northeast corner of said Adjusted Amended Lot C,

thence South 07°43'35" East 99.00 feet to the Southerly Property Line of said Parcel per Document Number 2020-951642 and the Point of Termination of this easement.

Lengthen of shorten the side lines of this easement to meet the property lines.

Containing 1,485 square feet, more or less.

The Basis of Bearing for this description is that Record of Survey for Leslie McLaren, filed for Record on August 24, 2011 as Document Number 788513.

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

