

The undersigned hereby affirms that there is no Social Security number contained in this document

APNs: 1219-10-002-068, 1219-10-002-069

RECORDING REQUESTED BY:

Taggart & Taggart, Ltd.
108 N. Minnesota St.
Carson City, NV 89703

AFTER RECORDATION, RETURN TO:

Taggart & Taggart, Ltd.
108 N. Minnesota St.
Carson City, NV 89703

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TERMINATION OF EASEMENT AND RIGHT OF WAY

This Termination of Easement and Right of Way (hereafter called "Termination") is made and entered into this 16th day of February 2023, by Dreyer Foothill Ranch, LLC, a Nevada limited-liability company.

WITNESSETH

WHEREAS, on February 28, 1967, Henry Dreyer and Marie Dreyer executed a Right of Way Grant in the favor of Roland Dreyer and Joan P. Dreyer, their successors and assigns, under Document No. 35554, recorded on February 28, 1967, in Book 48, Pages 112-113, Official Records, Douglas County, Nevada, (the "Easement") with the right of ingress and egress and incidental purposes for a roadway forty (40) feet in width upon, over and across the following described lands and premises, situate in Douglas County, Nevada, to wit:

Being a portion of Sections 10 and 11, township 12 North, Range 19 East, M.D.B.&M., and more particularly described as follows:

COMMENCING at the ¼ corner common to Sections 10 and 15, Township 12 North, Range 19 East, M.D.B.&M.; thence North 24° 07' 40" East 1,438.20 feet; thence North 18° 39' West along the Easterly Right of Way line of the West Side Highway (Foothill Road) 82.50 feet to a point; said point being the TRUE POINT OF BEGINNING; thence North 71° 11' East and along a fence line 3,336.22 feet; thence South 1° 40' 30" West along a fence line 40 feet; thence South 71° 11' West 3,336.22 feet, more or less, to a point on the Easterly Right of Way Line of said West Side Highway

(Foothill Road); thence North 18° 39' West along the Easterly Right of Way Line of said highway 40 feet, more or less to the TRUE POINT OF BEGINNING.

WHEREAS, the Easement also appears by reference on that certain Record of Survey to Support a Boundary Line Adjustment for Dreyer Foothill Ranch, LLC, recorded under Document No. 900426, on June 22, 2017, Official Records, Douglas County, Nevada.

WHEREAS, Henry Dreyer and Marie Dreyer owned the parcels of land containing the Easement under Document No. 8471, recorded April 29, 1952, in Book A-1 of Deeds, Pages 140-142, Official Records Douglas County, Nevada (the "Servient Estate").

WHEREAS, at the time of the recording of the Easement, Roland Dreyer and Joan P. Dreyer owned that certain parcel of land to the north and east of the Servient Estate, as recorded under Document No. 35552, recorded on February 28, 1967, in Book 48, Page 109, Official Records, Douglas County, Nevada, (the "Dominant Estate").

WHEREAS, Henry Dreyer obtained title to the Servient Estate, in his sole name, per Document No. 50194, recorded November 13, 1970, in Book 81, Pages 189-192, Official Records, Douglas County, Nevada.

WHEREAS, Roland Dreyer obtained Henry Dreyer's interest in the Servient Estate under Document No. 246153, recorded March 8, 1991, in Book 391, Pages 851-854, Official Records, Douglas County, Nevada.

WHEREAS, the Easement terminated by merger when the Servient Estate and Dominant Estate came under common ownership of Roland Dreyer and Joan P. Dreyer, under Document No. 246154, recorded March 8, 1991, in Book 391, Pages 855-858, Official Records, Douglas County, Nevada.

WHEREAS, Dreyer Foothill Ranch, LLC, a Nevada limited-liability company, is the successor to Roland Dreyer and Joan P. Dreyer, under 714070, recorded November 30, 2007, in Book 1107, Page 8080-8083-, Document No. 714072, recorded November 30, 2007, in Book 1107, Page 8087-8089, and Document No. 714073, recorded November 30, 2007, in Book 1107, Page 8090-8093, Official Records, Douglas County, Nevada.

WHEREAS, Dreyer Foothill Ranch, LLC, a Nevada limited-liability company, agreed to document the abandonment of the Easement in that certain Reciprocal Easement and Agreement recorded under Document No. 989229, recorded September 7, 2022, Official Records, Douglas County, Nevada.

NOW THEREFORE, Dreyer Foothill Ranch, LLC, a Nevada limited-liability company, hereby enters into this Termination and agrees as follows:

1. Incorporation of Recitals. The foregoing recitals are hereby incorporated and made part of this agreement by this reference.

2. **Notice of Termination.** Notice is hereby provided to any interested person that the Easement terminated by merger on March 8, 1991, as referenced herein.

3. **Termination of Easement.** To the extent any portion or interest in the Easement remains, Dreyer Foothill Ranch, LLC, hereby formally and officially abandons, terminates, releases, and relinquishes the Easement in its entirety.

IN WITNESS WHEREOF, the parties hereto have executed this Easement on the date and year first above written.

Dreyer Foothill Ranch, LLC

By: Erica Dreyer
Erica Dreyer, Manager

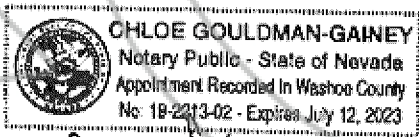
Date: 02/16/2023

By: Kurt Dreyer
Kurt Dreyer, Manager

Date: 02/16/2023

STATE OF Nevada,
COUNTY OF Carson City : ss.

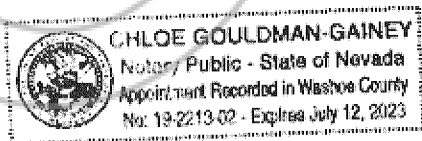
This instrument was acknowledged before me on the 16 day of February 2023, by Erica Dreyer.



[Signature]
Notary Public

STATE OF Nevada,
COUNTY OF Carson City : ss.

This instrument was acknowledged before me on the 16 day of February 2023, by Kurt Dreyer.



[Signature]
Notary Public