

**RECORDING REQUESTED BY, AND  
WHEN RECORDED, MAIL TO:**

David Smith  
Clear Creek Residential, LLC  
199 Old Clear Creek Road  
Carson City, Nevada 89705



00168892202309972350070077

SHAWNYNE GARREN, RECORDER

The undersigned hereby affirm(s) that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

**PARTIAL TERMINATION OF EASEMENT**

**THIS PARTIAL TERMINATION OF EASEMENT** (this "Partial Termination"), executed as of the date the signatures below are notarized, but to be effective as of the date of its recordation in the Official Records of Douglas County, Nevada ("Official Records"), is made by **CLEAR CREEK RESIDENTIAL, LLC, a Delaware limited liability company**, as owner of Lots 161, 165, and Common Area 6A, described in **EXHIBIT "A", ("Owner")**, and **CLEAR CREEK RESIDENTIAL, LLC, a Delaware limited liability company**, as owner and/or master developer ("**Residential**" and, together with Owner, each a "Party" and, collectively, the "Parties"), with reference to the following:

**RECITALS:**

- A. Reference is hereby made to those Private Drainage Easements granted to the Parties on that Final Map for Clear Creek Tahoe Unit 6 recorded in the Official Records on November 24, 2021, as File Number 2021-977643 (the "Easement") and the associated rights and responsibilities of the Parties as defined in the Covenants, Conditions, and Restrictions (CC&Rs) described in Document No. 888265, recorded September 27, 2016, and subsequent amendments and modifications recorded in the Official Records of Douglas County, Nevada. Capitalized terms used but not otherwise defined herein shall have the meanings ascribed thereto in the Easement.
- B. The Parties constitute the current owners of record of all of the real property burdened and/or benefitted by the Easement.
- C. The Easement creates certain easement rights over the Easement Area.
- D. As a result of alternative arrangements made by the Parties, including that certain Easement granted to the Parties on that Final Map for Clear Creek Tahoe Unit 6 recorded in the Official Records on November 24, 2021, as File Number 2021-977643, Residential no longer requires for itself or the Residential Property, and Owner no longer wishes to provide, rights over the portion of the Easement Area more particularly described in Exhibit "B" and depicted in Exhibit "B-1", each attached hereto and incorporated herein by this reference (the "Released Area"). As

such, the Parties now wish to definitively terminate the Easement and all rights and obligations of the Parties related thereto to the extent related to the Released Area.

**NOW, THEREFORE,** for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby declare and agree as follows:

1. The Recitals are incorporated into this Partial Termination.
2. The Easement Area, as defined in the Easement, shall henceforth be deemed to exclude the Released Area, and the Easement, and all rights, interests, powers, privileges, duties, liabilities, and obligations created under the Easement, of any kind whatsoever, are hereby forever rescinded, nullified, voided, terminated, released, and declared to be of no further force and effect to the extent related to the Released Area.
3. Except as expressly provided herein to the extent related to the Released Area, the Easement shall continue in full force and effect, unmodified by the terms and conditions of this Partial Termination.
4. This Partial Termination shall be construed under and enforced in accordance with the laws of the State of Nevada.
5. Each Party, by signing below, represents to each other Party that the execution, delivery, and performance of this Partial Termination is within such Party's powers, has been duly authorized, and does not conflict with any of such Party's organizational papers. This Partial Termination may be executed in counterparts, each of which when so executed shall be deemed an original, but all such counterparts together shall constitute but one and the same instrument.

*[Signatures and Notarizations to  
Partial Termination of Easement Appear Below]*

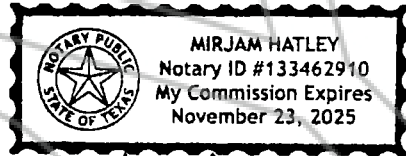
**IN WITNESS WHEREOF,** each undersigned Party has caused its authorized representative to execute this Partial Termination as of the date of the notarization of such representative's signature, but effective as of the date of recordation of this Partial Termination in the Official Records.

**OWNER:**

**CLEAR CREEK RESIDENTIAL,LLC, a Delaware limited liability company**

By: *David Arnow*  
David Arnow, Managing Member

*Texas*  
STATE OF ~~NEVADA~~ )  
*Travis* }  
COUNTY OF ~~DOUGLAS~~ )



*M. Hatley*

This instrument was acknowledged before me on *March 13* 2023, by David Arnow as Managing Member of Clear Creek Residential, LLC, a Delaware limited liability company.

**RESIDENTIAL:**

**CLEAR CREEK RESIDENTIAL,LLC, a Delaware limited liability company**

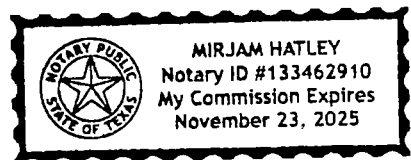
By: *David Arnow*  
David Arnow, Managing Member

*Texas*  
STATE OF ~~NEVADA~~ )  
*Travis* }  
COUNTY OF ~~DOUGLAS~~ )

This instrument was acknowledged before me on *March 13* 2023, by David Arnow as Managing Member of Clear Creek Residential, LLC, a Delaware limited liability company.

LIST OF EXHIBITS AND SCHEDULES

- EXHIBIT A      Legal Description of The Servient Property
- EXHIBIT B      Legal Description of the Released Areas
- EXHIBIT B-1    Depiction of Released Area



*M. Hatley*

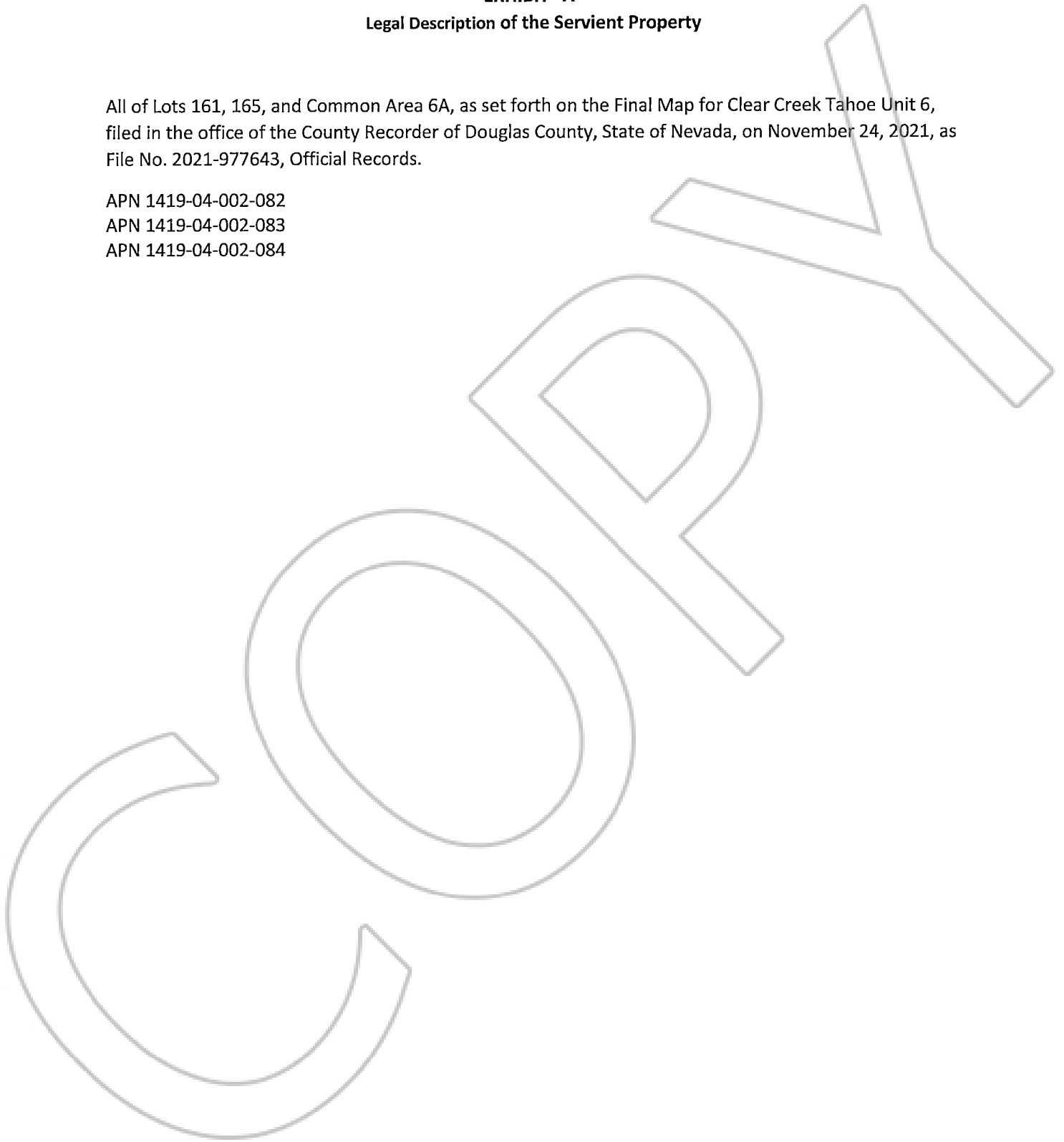
**EXHIBIT "A"**  
**Legal Description of the Servient Property**

All of Lots 161, 165, and Common Area 6A, as set forth on the Final Map for Clear Creek Tahoe Unit 6, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 2021, as File No. 2021-977643, Official Records.

APN 1419-04-002-082

APN 1419-04-002-083

APN 1419-04-002-084



**EXHIBIT "B"**  
**Legal Description of the Released Areas**

**Abandonment Area 1:**

A portion of that Public Utility Easement and Private Drainage Easement over Lot 161 and a portion of that Public Utility Easement and Private Drainage Easement over Common Area 6A shown on the Final Map for Clear Creek Tahoe Unit 6, recorded November 24, 2021 as File No. 2021-977643 in the Official Records of Douglas County, Nevada, situate in the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 14 North, Range 19 East, Mount Diablo Base & Meridian, County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at the South 1/4 Corner of said Section 4;

THENCE North 69°53'47" West, a distance of 1,056.99 feet, to the southwest corner of said Common Area 6A;

THENCE along the northerly line of said Lot 161, North 69°45'23" East, a distance of 5.04 feet, to the POINT OF BEGINNING;

THENCE departing said northerly line, North 12°38'30" West, a distance of 4.92 feet;

THENCE North 16°14'20" West, a distance of 44.70 feet;

THENCE North 69°41'28" East, a distance of 58.00 feet;

THENCE South 58°09'31" East, a distance of 16.04 feet;

THENCE South 50°20'49" East, a distance of 18.85 feet;

THENCE South 63°50'20" East, a distance 16.58 feet;

THENCE North 89°36'38" East, a distance of 21.65 feet;

THENCE North 78°15'23" East, a distance of 42.08 feet;

THENCE South 69°45'23" West, a distance of 155.16 feet;

THENCE North 12°38'30" West, a distance of 5.04 feet to the POINT OF BEGINNING.

Containing 4,617 square feet.

**Abandonment Area 2:**

A portion of that Public Utility Easement and Private Drainage Easement over Lot 165, and a portion of that Public Utility Easement and Private Drainage Easement over Common Area 6A shown on the Final Map for Clear Creek Tahoe Unit 6, recorded November 24, 2021 as File No. 2021-977643 in the Official Records of Douglas County, Nevada, situate in the Southeast 1/4 of the Southwest 1/4 of Section 4, Township 14 North, Range 19 East, Mount Diablo Base & Meridian, County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at the South 1/4 Corner of said Section 4;

THENCE North 65°23'02" West, a distance of 1,125.34 feet, to the northwest corner of said Common Area 6A;

THENCE along the southerly line of said Lot 165, North 69°41'28" East, a distance of 5.00 feet, to the POINT OF BEGINNING;

THENCE departing said southerly line, North 20°34'43" West, a distance of 5.00 feet;

THENCE North 69°41'28" East, a distance of 158.55 feet;

THENCE South 21°37'33" East, a distance of 5.37 feet;

THENCE South 71°25'06" West, a distance of 52.20 feet;

THENCE South 58°09'21" West, a distance of 27.50 feet;

THENCE South 38°42'12" West, a distance of 32.77 feet;

THENCE South 19°47'24" West, a distance of 9.37 feet;

THENCE South 14°01'50" East, a distance of 18.30 feet;

THENCE South 58°09'31" East, a distance of 4.39 feet;

THENCE South 69°41'28" West, a distance of 49.51 feet;

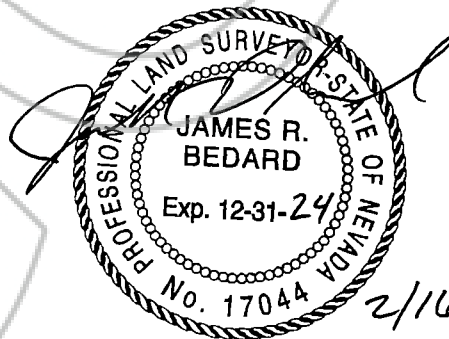
THENCE North 16°14'20" West, a distance of 48.42 feet;

THENCE North 20°34'43" West, a distance of 1.70 feet, to the POINT OF BEGINNING.

Containing 3,651 square feet.

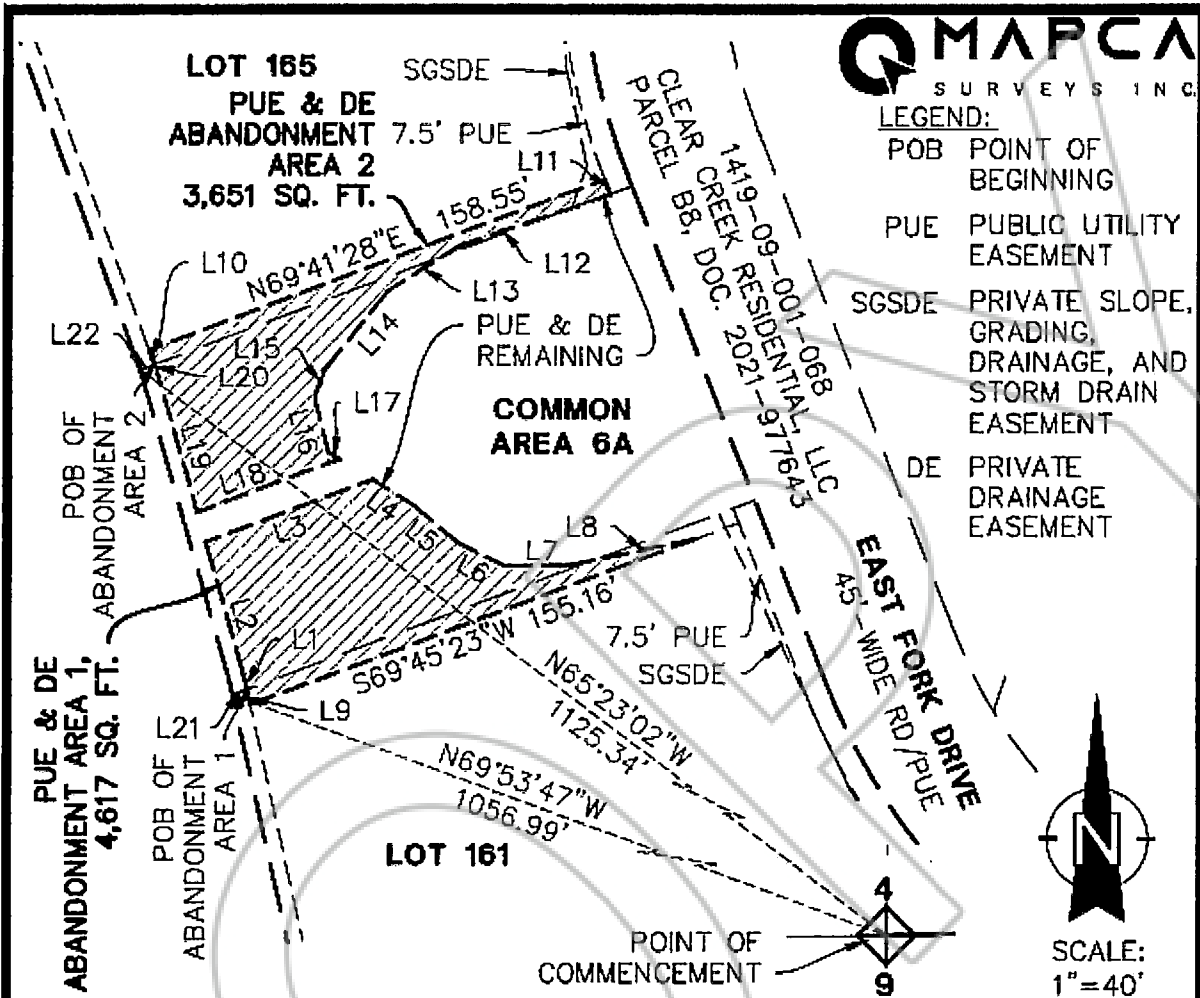
Basis of Bearings: North 88°59'58" East between the Southwest Corner and South 1/4 Corner of Section 4, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, as shown on record of survey Document No. 725936 in the Official Records of Douglas County, Nevada.

Prepared by:  
James R. Bedard  
Nevada PLS 17044  
on behalf of MAPCA Surveys, Inc.  
580 Mount Rose St.  
Reno, Nevada 89509



**LEGEND:**

- POB POINT OF BEGINNING
- PUE PUBLIC UTILITY EASEMENT
- SGSDE PRIVATE SLOPE, GRADING, DRAINAGE, AND STORM DRAIN EASEMENT
- DE PRIVATE DRAINAGE EASEMENT

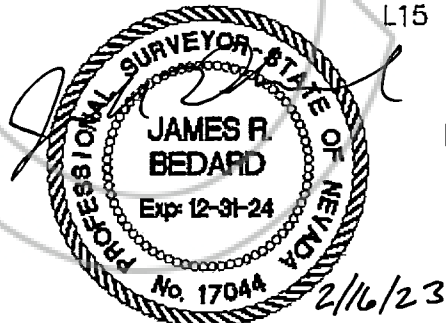


**BASIS OF BEARINGS**

NORTH 88°59'58" EAST BETWEEN THE SOUTHWEST CORNER AND SOUTH 1/4 CORNER OF SECTION 4, T. 14N, R. 19E, M.D.B.&M.

**LINE TABLE**

L1	N12°38'30"W	4.92'	L8	N78°15'23"E	42.08'	L16	S14°01'50"E	18.30'
L2	N16°14'20"W	44.70'	L9	N12°38'30"W	5.04'	L17	S58°09'31"E	4.39'
L3	N69°41'28"E	58.00'	L10	N20°34'43"W	5.00'	L18	S69°41'28"W	49.51'
L4	S58°09'31"E	16.04'	L11	S21°37'33"E	5.37'	L19	N16°14'20"W	48.42'
L5	S50°20'49"E	18.85'	L12	S71°25'06"W	52.20'	L20	N20°34'43"W	1.70'
L6	S63°50'20"E	16.58'	L13	S58°09'21"W	27.50'	L21	N69°45'23"E	5.04'
L7	N89°36'38"E	21.65'	L14	S38°42'12"W	32.77'	L22	N69°41'28"E	5.00'
			L15	S19°47'24"W	9.37'			



**EXHIBIT "B-1"**  
**DEPICTION OF THE RELEASED AREA**

DOUGLAS COUNTY - NEVADA  
SE1/4 OF THE SW1/4 OF SECTION 4  
T.14N., R.19E., M.D.B.&M.