

APN: 1220-06-001-030
1220-06-001-031



SHAWNYNE GARREN, RECORDER

When recorded return to:
AMT Investments, LP
1627 US Highway 395 N.
Minden, NV 89423

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per NRS 239B-030

ABANDONMENT OF EASEMENT

This Abandonment of Easement is made this 20th day of July 2023, by and between AMT Investments, LP, a Washington limited partnership, ("GRANTOR" as to APN 1220-06-001-030) and AMT Investments, LP, a Washington limited partnership, ("GRANTEE" as to APN 1220-06-001-031).

WITNESSETH:

WHEREAS, AMT Investments, LP, is the owner of those certain parcels of land located in Douglas County, Nevada, generally described as Assessor's Parcel Numbers 1220-06-001-030 and 1220-06-001-031, respectively.

WHEREAS, a 40-foot-wide Private Irrigation and Maintenance Easement was established over and across GRANTEE'S property, pursuant to Parcel Map LDA 04-081 for Leo and Susan Hanly, filed for record April 15, 2005, in the office of the Recorder, Douglas County, Nevada as Document No. 641834, located within a portion of Section 6, Township 12, North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, for the benefit of GRANTOR'S property, resulting in GRANTOR'S dominant estate interest within the area and limits of the subject easement across GRANTEE'S property.

WHEREAS, GRANTOR has determined that the subject Private Irrigation and Maintenance Easement is no longer needed and is willing to abandon said easement over and across GRANTEE'S property, APN 1220-06-001-031.

NOW THEREFORE, the undersigned GRANTOR, for good and valuable consideration, the receipt of which is acknowledged, does hereby forever abandon, release, remise, and surrender, all its rights, title, and interest in the Private Irrigation and Maintenance Easement, over and across a portion of APN 1220-06-001-031, as more particularly described and depicted on Exhibit "A", which is incorporated by reference as if fully set forth herein.

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

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

GRANTOR:

AMT Investments, LP
a Washington limited partnership



Michael E. Pegram, Manager

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On this 20 day of July, 2023, personally appeared before me, a Notary Public, Michael E. Pegram, personally known, or proved, to me to be the person whose name is subscribed to the attached instrument who acknowledged that he executed the foregoing instrument in their official capacity.


Notary Public

EXHIBIT 'A'

**DESCRIPTION
PRIVATE IRRIGATION AND MAINTENANCE EASEMENT ABANDONMENT
(A.P.N. 1220-06-001-031)**

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

A forty-foot (40') wide strip of land for private irrigation and maintenance purposes located within a portion of Section 6, Township 12 North, Range 20 East, Mount Diablo Meridian, further described as follows:

COMMENCING at the most southeasterly corner of the Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for AMT Investments, LP filed for record June 24, 2022 in the office of Recorder, Douglas County, Nevada as Document No. 986690;

thence South 88°24'05" West, 479.39 feet;

thence North 42°39'41" West, 11.93 feet to the **POINT OF BEGINNING**;

thence South 06°17'16" West, 40.25 feet;

thence South 89°57'41" West, 307.27 feet;

thence North 00°02'19" West, 376.52 feet to a point on the north line of said

Adjusted Parcel 2;

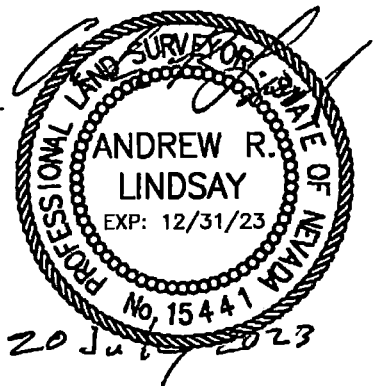
thence along said north line of said Adjusted Parcel 2; North 89°57'41" East, 40.00 feet;

thence leaving said north line of said Adjusted Parcel 2, South 00°02'19" East, 336.52 feet;

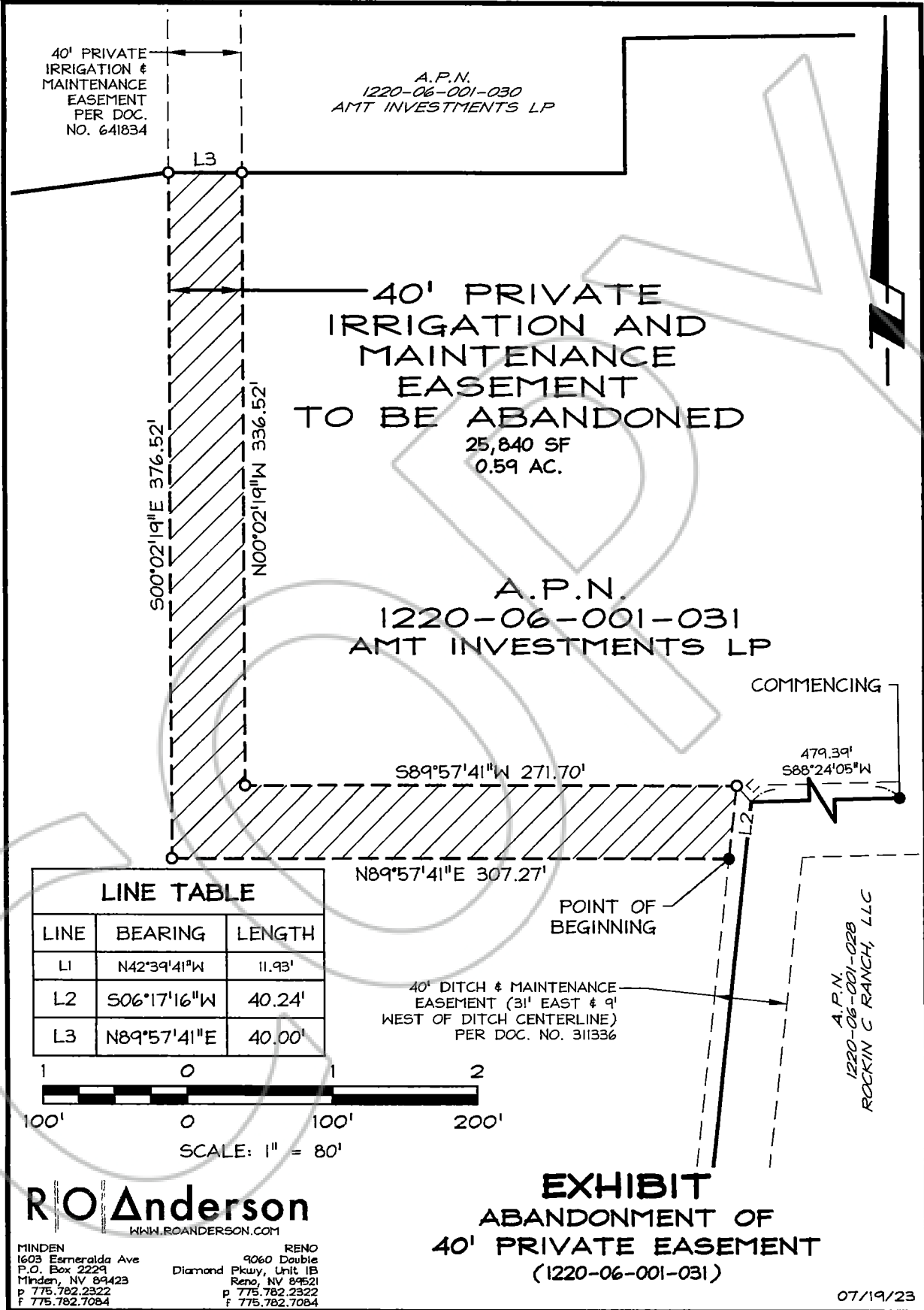
thence North 89°57'41" East, 271.70 feet to the **POINT OF BEGINNING**, containing 25,840 square feet or 0.59 acres more or less.

The Basis of Bearing of this description is identical to the Record of Survey to Support a Boundary Line Adjustment for AMT Investments, LP filed for record June 24, 2022 in the office of Recorder, Douglas County, Nevada as Document No. 986690.

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



Y:\Client Files\1877\1877-023\CAD\Survey\Final Map\1877-023PRIVATE ESEMENT ABANDONMENT.dwg 7/19/2023 12:58:19 PM Rina Kampy



40' PRIVATE IRRIGATION & MAINTENANCE EASEMENT PER DOC. NO. 641834

A.P.N.
1220-06-001-030
AMT INVESTMENTS LP

40' PRIVATE IRRIGATION AND MAINTENANCE EASEMENT TO BE ABANDONED
25,840 SF
0.59 AC.

A.P.N.
1220-06-001-031
AMT INVESTMENTS LP

COMMENCING

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°39'41\"W	11.93'
L2	S06°17'16\"W	40.24'
L3	N89°57'41\"E	40.00'

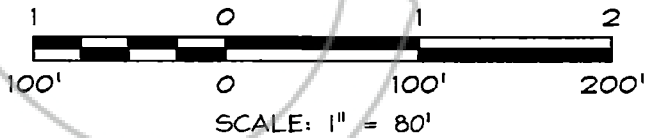
500°02'19\"E 376.52'
N00°02'19\"W 336.52'
S89°57'41\"W 271.70'
N89°57'41\"E 307.27'

479.39'
S88°24'05\"W

POINT OF BEGINNING

40' DITCH & MAINTENANCE EASEMENT (3' EAST & 9' WEST OF DITCH CENTERLINE) PER DOC. NO. 311336

A.P.N.
1220-06-001-028
ROCKIN C RANCH, LLC



RO Anderson
WWW.ROANDERSON.COM

EXHIBIT
ABANDONMENT OF
40' PRIVATE EASEMENT
(1220-06-001-031)

MINDEN 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084
RENO 9060 Double Diamond Pkwy, Unit 1B Reno, NV 89521 p 775.782.2322 f 775.782.7084

07/19/23