



SHAWNYNE GARREN, RECORDER

APNs

1319-18-202-005 (sending parcel)
1318-23-810-061 (receiving parcel)

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

Douglas County Community Development
Post Office Box 218
Minden, NV 89423
Attention: Tom Dallaire, Community Development Director
Douglas County Land Bank
Douglas County File No. LBA07-001
v

NOTICE OF TRANSFER OF LAND COVERAGE

Notice is hereby given that the Douglas County Land Bank has transferred **832 square feet of Class 4 land coverage** (hereafter “Land Coverage”), as defined in Chapter 30 of the Code of Ordinances of the Tahoe Regional Planning Agency (hereinafter “TRPA”), from the Sending Parcel to an appropriate Receiving Parcel. Note: 5 square feet of the 832 square feet is being transferred to accommodate an offsite portion of the driveway.

The Douglas County Land Bank was established per a Memorandum of Understanding (MOU) recorded in Document Number 0489695 in the Official Records of Douglas County, Nevada. Pursuant to that Memorandum of Understanding, the Douglas County Land Bank has authority to transfer land coverage and other development rights.

The **Sending Parcel** is real property located in Douglas County, State of Nevada, bearing Assessor’s Parcel Number 1319-18-202-005, having an address of 429 Kimberley Brooke Lane, and described as set forth in “Exhibit A” attached hereto and incorporated by reference.

Land Coverage from the Sending Parcel was originally transferred to the Douglas County Land Bank by way of a Declaration of Covenants, Conditions and Restrictions recorded in Document Number 2007-0711187 in the Official Records of Douglas County, Nevada.

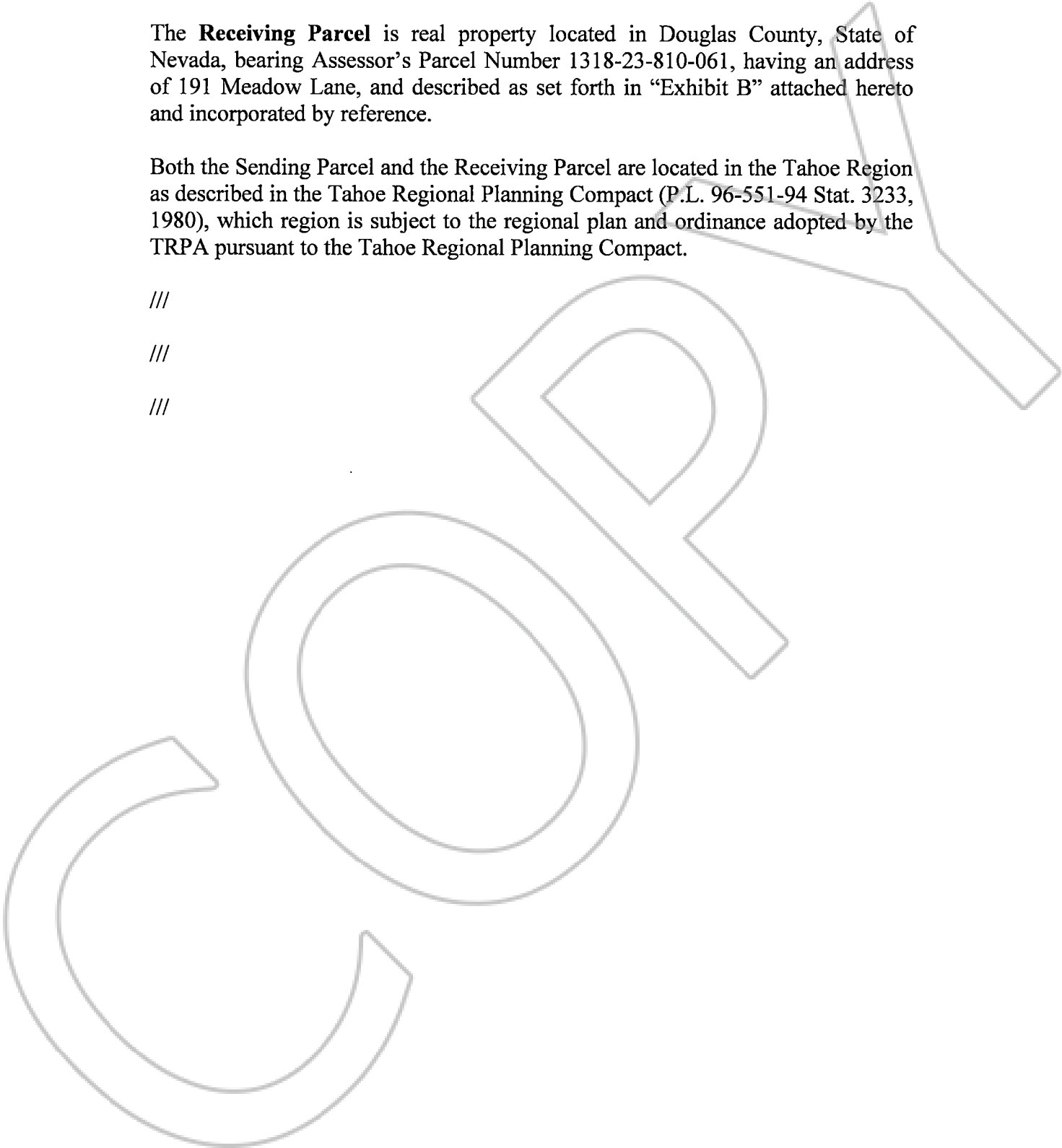
The **Receiving Parcel** is real property located in Douglas County, State of Nevada, bearing Assessor's Parcel Number 1318-23-810-061, having an address of 191 Meadow Lane, and described as set forth in "Exhibit B" attached hereto and incorporated by reference.

Both the Sending Parcel and the Receiving Parcel are located in the Tahoe Region as described in the Tahoe Regional Planning Compact (P.L. 96-551-94 Stat. 3233, 1980), which region is subject to the regional plan and ordinance adopted by the TRPA pursuant to the Tahoe Regional Planning Compact.

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Owner(s) of Banked Land Coverage And Receiving Parcel:

By: [Signature] Date: 7/10/23
Shamus McNutt

State of ND)
) ss
County of _____)

On this _____ day of _____, 20____, before me, personally appeared _____ personally known to me, (or proved on the basis of satisfactory evidence) to be the person whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon their behalf of which the person acted, executed the instrument.

SEE ATTACHMENT FOR NOTARY SEAL

NOTARY PUBLIC

By: [Signature] Date: 7/10/23
Taylor McNutt

State of _____)
) ss
County of _____)

On this _____ day of _____, 20____, before me, personally appeared _____ personally known to me, (or proved on the basis of satisfactory evidence) to be the person whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon their behalf of which the person acted, executed the instrument.

SEE ATTACHMENT FOR NOTARY SEAL

NOTARY PUBLIC

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado

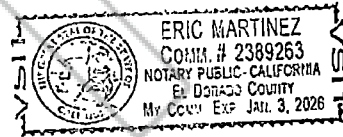
On 07.10.2023 before me, Eric Martinez, Notary Public
(insert name and title of the officer)

personally appeared Shamus McNutt
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of El Dorado

On 07.10.2023 before me, Eric Martinez, Notary Public
(insert name and title of the officer)

personally appeared Taylor McNutt
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

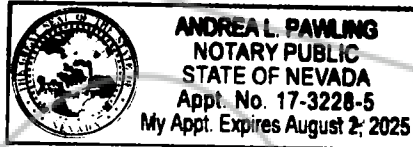
Signature  (Seal)



APPROVED AS TO FORM

By: Tom D. Dallaire Date: 7.25.2023
Tom Dallaire
Director, Douglas County Community Development

State of Nevada)
) ss
County of Douglas)



On this 25th day of July, 2023, before me, personally appeared TOM DALLAIRE personally known to me, (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon their behalf of which the person acted, executed the instrument.

Andrea Pawling 7.25.2023
NOTARY PUBLIC

EXHIBIT A
(Legal Description of Sending Parcel)

APN: 1319-18-202-005

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 18, T.13N., R.19E., M.D.B&M., DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 18, THENCE N 89°38'45"E, THE RECORDED BEARING, ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 18, A DISTANCE OF 852.90' FEET THE RECORDED DISTANCE TO THE SOUTH WEST CORNER OF THE 4.843 ACRE PARCEL KNOWN AS APN #1319-18-202-001, BEING MONUMENTED BY A FOUND NO4 REBAR CAPPED BY PLS 7311;

THENCE CONTINUING ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 18, N 89°38'01"E (RECORDED N 89°38'45"E) A DISTANCE OF 67.82' FEET (RECORDED 68.77' FEET), TO A POINT MONUMENTED WITH A FOUND NO4 REBAR WHICH WAS LATER FOUND TO BE MISSING; AND REMONUMENTED WITH A NO5 REBAR CAPPED BY PLS 7880, BEING THE TRUE POINT OF BEGINNING, ALSO BEING THE NORTH-WESTERLY CORNER OF LOT 10, KINGSBURY VILLAGE UNIT NO. 4, DOUGLAS COUNTY, NEVADA;

THENCE CONTINUING ALONG THE EAST-WEST CENTERLINE OF SAID SECTION 18, N 89°40'49"E (RECORDED N 89°38'45"E) A DISTANCE OF 92.98' FEET, TO A POINT MONUMENTED WITH A SET NO5 REBAR CAPPED BY PLS 7880;

THENCE N50°01'23"W (RECORDED. N50°00'00"W) A DISTANCE OF 174.55' FEET (RECORDED 174.16' FEET), TO A POINT MONUMENTED BY A NO5 REBAR CAPPED BY PLS 7880, BEING THE BEGINNING POINT OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG A TANGENT CURVE CONCAVE TO THE SOUTH. WHERE THE DELTA ANGLE IS 51°17'27", THE RADIUS IS 75.00' FEET, AND THE ARC LENGTH IS 67.14' FEET, WHERE THE CORD BEARS N75°39'28"W A DISTANCE OF 64.92' FEET, TO A POINT; BEING THE BEGINNING POINT OF A TANGENT CURVE TO THE LEFT;

THENCE ALONG A TANGENT CURVE CONCAVE TO THE SOUTH-EAST WHERE THE DELTA ANGLE IS 60°19'04", THE RADIUS IS 25.00' FEET, AND THE ARC LENGTH IS 26.32' FEET, WHERE THE CHORD BEARS S48°32'17"W A DISTANCE OF 25.12' FEET, TO A POINT, MONUMENTED WITH A NO5 REBAR CAPPED BY PLS 7880, BEING THE BEGINNING POINT OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG A TANGENT CURVE CONCAVE TO THE WEST, WHERE THE DELTA ANGLE IS 00°07'23", THE RADIUS IS 225.00' FEET, AND THE ARC LENGTH IS 0.48' FEET, WHERE THE CHORD BEARS S18°26'25"W A DISTANCE OF 0.48' FEET, TO A POINT, MONUMENTED WITH A NO5 REBAR CAPPED BY PLS 7880, BEING THE BEGINNING POINT OF A TANGENT CURVE TO THE RIGHT;

THENCE ALONG A TANGENT CURVE CONCAVE TO THE NORTH-WEST, WHERE THE DELTA ANGLE IS 24°30'00", THE RADIUS IS 225.00' FEET, AND THE ARC LENGTH IS 96.21' FEET, WHERE THE CHORD BEARS S 30°45'05"W A DISTANCE OF 95.48' FEET TO A POINT, BEING MONUMENTED WITH A NO5 REBAR CAPPED BY PLS 7880;

THENCE S43°00'00"W A DISTANCE OF 42.00' FEET, TO THE TRUE POINT OF BEGINNING;

PARCEL 2:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND:

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 18, T.13N., R.19E., M.D.B&M., DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-EASTERLY CORNER OF LOT 11, KINGSBURY VILLAGE UNIT NO. 4, DOUGLAS COUNTY, NEVADA, BEING MONUMENTED WITH A FOUND 1 INCH IRON PIPE PLUGGED BY PLS 3519, THENCE N 43°00'00"E FOR A DISTANCE OF 89.21 FEET, TO A POINT MONUMENTED WITH A #5 REBAR CAPPED BY PLS 7880.

THENCE ALONG A TANGENT CURVE TO THE LEFT, WHERE THE DELTA ANGLE IS 24°30'00", THE RADIUS IS 175.00 FEET, AND THE ARC LENGTH IS 74.83 FEET, WHERE THE CHORD BEARS N30°45'05"E A DISTANCE OF 74.26 FEET TO A POINT MONUMENTED WITH A #5 REBAR CAPPED BY PLS 7880.

THENCE SOUTH 71°10'04"E FOR A DISTANCE OF 49.10 FEET TO A POINT.

THENCE ALONG A NON-TANGENT CURVE CONCAVE TO THE WEST, WHERE THE DELTA ANGLE IS 24°30'00", THE RADIUS IS 225.00 FEET, AND THE ARC LENGTH IS 96.21 FEET, WHERE THE CHORD BEARS S30°45'05"W 95.48 FEET TO A POINT

THENCE S43°00'00"W FOR A DISTANCE OF 42.00 FEET, TO A POINT MONUMENTED BY A FOUND # 4 REBAR WITH NO CAP BEING THE NORTH-WESTERLY CORNER OF LOT 10, KINGSBURY VILLAGE UNIT NO. 4, DOUGLAS COUNTY, NEVADA

THENCE SOUTH 89°38'01" W FOR A DISTANCE OF 67.82 FEET TO THE TRUE POINT OF THE BEGINNING

NOTE: THIS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN DOUGLAS COUNTY DOCUMENT NO. 2014-852876.

EXHIBIT B

(Legal Description of Receiving Parcel)

APN: 1318-23-810-061

ALL THAT CERTAIN REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 3 IN BLOCK C, OF OFFICIAL MAP OF KINGSBURY MEADOWS SUBDIVISION, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 5TH, 1955, AS DOCUMENT NO. 10542.

TOGETHER WITH ALL AND SINGULAR THE TENEMENTS, HEREDITAMENTS AND APPURTENANCES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, AND ANY REVERSIONS, REMAINDERS, RENTS, ISSUES OR PROFITS THEREOF.

NOTE: THIS LEGAL DESCRIPTION PREVIOUSLY APPEARED IN DOUGLAS COUNTY DOCUMENT NO. 2023-995577.