Recorded at Request of
On OCT 9 1974 At Min. Past OM
Official Records of Douglas County, Nevada. Fee

By

Patricia J. Stanley, Recorder.

EASEMENT

THIS INDENTURE made and entered into in Douglas County, Nevada this 18th day of July, 1972, by and between D. GERALD BING, First Party, and the GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT, Second Party,

## WITNESSETH:

That for and inconsideration of the sum of TEN (\$10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, First Party has this day bargained and sold, and by these presents does bargain, sell, convey, transfer, and deliver unto Second Party, a permanent easement and right of way, including the perpetual right to enter upon the real estate hereinafter described, at any time that it may see fit, and construct, maintain, and repair underground pipelines and/or mains for the purpose of conveying sewage over, across, through, and under the lands hereinafter described, together with the right to excavate and refill ditches and/or trenches for the location of said pipelines and/or mains, and the further right to remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of said pipelines and/or mains, and also to build, construct and maintain other type of public utilities.

The land affected by the grant of this easement and right of way is located in the County of Douglas, and State of Nevada, and is more particularly described as follows:

An easement for sewer line construction access and maintenance and public utilities lying wholly within the Southwest quarter of the Southwest quarter of Section 16, T.12.N., R.20E., M.D.B. & M. and being more fully described as follows:

Beginning at the South 1/16 corner common to Sections 16 and 17, the TRUE POINT OF BEGINNING; thence Southerly along the Section line S00° 12' 54" E. 14.14'; thence N. 44° 46' 48" E. 14.14'; thence parallel to and 10.00' Easterly from said Section line N 00° 12' 54" W. 4.14' to the South 1/16 line of Section 16; thence along said

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line S. 89° 46' 30" W. 10.00' to the point of beginning.

Together with an additional parcel as follows:

A ten foot wide easement for sewer line construction access and maintenance and public utilities lying wholly within the Northwest quarter of the Southwest quarter of Section 16, T.12N., R.20E., M.D.B. & M. and being further described as follows:

Beginning at the South 1/16 corner common to Sections 16 & 17 and extending northerly along said Section line 661.85 and being further described as

An easement ten feet in width lying Easterly from, adjacent to; and parallel with the West boundary of said Northwest quarter of the Southwest quarter of Section 16, said boundary bearing S. 00° 12' 54" E. 661.85'.

Said easement to extend to the northernmost limits of grantor's property and connect with the sewer easement acquired by grantee from the Dresslers (see attached map).

To have and to hold said easement and right of way unto Second Party, and unto its successors and assigns forever.

First Party does hereby covenant with Second Party that he is lawfully seised and possessed of the real estate above described, that he has a good and lawful right to convey it, or any part thereof, that it is free from all encumbrances, and that he will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever. Bing Construction Co. of Hovara

STATE OF NEVADA, COUNTY OF DOUGLAS. )

On this  $\sqrt{8}$  day of July, 1972, personally appeared before me, a notary public in and for the said county and state, D. GERALD BING, who acknowledged to me that he executed the foregoing instrument.

My Commission Expires Aug. 7, 1973 🙏

JOHN CHRISLAW P. O. BOX 395 MINDEN, NEVADA PHONE 782.3775