

RECORDING REQUESTED BY
JAMES WILLIAM MARK CHARLTON

WHEN RECORDED MAIL TO
JAMES WILLIAM MARK CHARLTON
ROUTE 1, BOX 37
COLEVILLE, CALIFORNIA 96107

GRANT OF CABLE TELEVISION EASEMENT

Preamble

This Agreement made this 24th day of November, 1980, by and between JAMES M. BURKE AND KATHRYN L. BURKE (hereinafter referred to as "Grantor"), and JAMES WILLIAM MARK CHARLTON AND DAVID SCOTT CHARLTON, dba HFU TV, (hereinafter referred to as "Grantee").

Recitals

WHEREAS, Grantor is the owner of certain real property commonly known as Tillie's, Douglas County, State of Nevada, and described as follows: All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land being a portion of the East 1/2 of the Northeast 1/4 of Section 18, Township 10 North, Range 22 East, M.D.B. & M., and being further described as follows:

BEGINNING at a point on the left or Westerly 40 foot right-of-way line of the constructed State Highway on Route 3, said point being 40 feet left of and at right angles to the centerline of the State Highway, said Point of Beginning further described as bearing North 32°36' West, a distance of 1,171.45 feet from the East 1/4 corner of Section 18, Township 10 North, Range 22 East, M.D.B. & M.; thence from a tangent which bears North 84°15'55" West curving to the left with a radius of 290 feet through an angle of 56°40'55", a distance of 286.89 feet to a point; thence North 4°33' West, a distance of 240.80 feet to a point; thence from a tangent whose bearing is the last described course curving to the left with a radius of 1,040 feet, through an angle of 13°29'35", a distance of 244.92 feet to a point; thence South 40°39'45" East, a distance of 493.07 feet to the POINT OF BEGINNING.

NOW, THEREFORE, it is agreed as follows:

Grant of Easement

1. Grantor hereby grants to Grantee an easement as herein described.

Character of Easement

2. The easement granted herein is an easement in gross.

Description of Easement

3. The easement granted herein is a right to install and maintain all necessary and reasonable cable television equipment including but not limited to underground cable, amplifiers, distribution junctions and the use of existing utility equipment without the disrupting or hindering of said pre-existing utility equipment. With respect to any underground installation, the ground cover shall be returned to a similar condition prior to said underground installation.

Location

4. The easement granted herein is located as follows:

All that certain lot, piece or parcel of land situated in the County of Douglas, State of Nevada, described as follows:

A parcel of land being a portion of the East 1/2 of the Northeast 1/4 of Section 18, Township 10 North, Range 22 East, M.D.B. & M., and being further described as follows:

BEGINNING at the point on the left or Westerly 40 foot right-of-way line of the constructed State Highway on Route 3, said point being 40 feet left of and at right angles to the centerline of the State Highway, said Point of Beginning further described as bearing North 32°36' West, a distance of 1,171.45 feet from the East 1/4 corner of Section 18, Township 10 North, Range 22 East, M.D.B. & M.; thence from a tangent which bears North 84°15'55" West curving to the left with a radius of 290 feet through an angle of 56°40'55", a distance of 286.89 feet to a point; thence North 4°33' West, a distance of 240.80 feet to a point; thence from a tangent whose bearing is the last described course curving to the left with a radius of 1,040 feet, through an angle of 13°29'35", a distance of 244.92 feet to a point; thence South 40°39'45" East, a distance of 493.07 feet to the POINT OF BEGINNING.

Exclusiveness of Easement

5. The easement granted herein is not exclusive. The purpose of this easement is to install a cable television system on Grantor's real property as needed. This easement in no way prohibits any use of said land including other cable television systems and/or other utility.

Secondary Easements

6. The easement granted herein includes incidental rights of installation, maintenance, repair and replacement.

Entire Agreement

7. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed, excepting a subsequent modification in writing, signed by the party to be charged.

Binding Effect

8. This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors, and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this instrument the day and year first above written.

GRANTOR

Charles Burke

GRANTEE

James William Mark Charlton
JAMES WILLIAM MARK CHARLTON

David Scott Charlton
DAVID SCOTT CHARLTON

*David Charlton
his attorney*

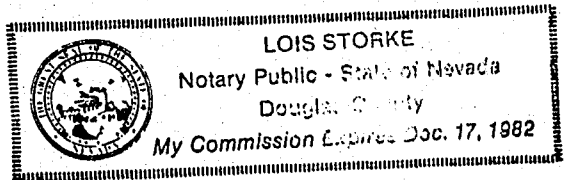
State of Nevada)
County of Douglas) ss

On January 16, 1981, before me
a Notary Public for the State of Nevada, personally appeared

Charles Burke

known to me to be the person whose name is subscribed to the within instrument,
and acknowledged that they executed the same.

Lois Storke
Notary Public



REQUESTED BY
James William Mark Charlton
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA
\$5.00 fee.
1981 MAY - 1 PH12: 55

MARIE A. RABEL
RECORDER
Carol P. Hart
Deq. LIBER 55919
581 PAGE 060