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AGREEMENT FOR RECIPROCAL EASEMENTS
AND TO PROVIDE FOR
FIRST RIGHT OF REPURCHASE

THIS AGREEMENT made this 29th day of April, 1981,
by and between EDGAR JAMES STRATTON and MARY JANE STRATTON and
hereafter referred to as "STRATTON", and FIRST INTERSTATE BANK OF
NEVADA, Reno, Nevada, a National Banking Association, hereafter
referred to as "BANK".

RECITALS

The parties have an interest in adjoining real estate
situated in the County of Douglas, State of Nevada, by reason of
a parcel of property now owned by STRATTON, more particularly
described as:

Being all of Parcel II, as shown on the Parcel
Map for Edgar James Stratton, et ux, filed in
the office of the county recorder of Douglas
County, Nevada on July 16, 1981 in Book 781
of Official Records, at Page, 1137, as File
Number 58301.

A parcel of which is being purchased by BANK, as the Buyer, more
particularly described as:

Being all of Parcel III, as shown on the Parcel
Map for Edgar James Stratton, et ux, filed in
the office of the county recorder of Douglas
County, Nevada on July 16, 1981 in Book 781
of Official Records, at Page, 1137, as File
Number 58301.

In consideration of the recitals stated herein and the
covenants and agreements hereinafter set forth, the parties
agree as follows:

1. The parties herein covenant and agree that by this
document they shall and do hereby create between STRATTON and
BANK mutual and reciprocal easements on and to that real property
more particularly described as:

Being a non-exclusive easement, for ingress
and egress and utilities and for the use of
the parking areas, including, without limita-

1 tion, driveways, roadways and other means
2 of ingress or egress appurtenant to the
property being further described as follows:

3 Beginning at the most northerly corner of
4 Parcel III, as shown on the Parcel Map for
5 Edgar James Stratton, et ux, filed in the
6 office of the County Recorder of Douglas
7 County, Nevada on July 16, 1981 in Book 781
8 of Official Records at Page 1137, as File
9 Number 58301; thence from said point of
10 beginning N 45° 06' 00" E 25.00 feet to the
11 Southwesterly boundary of U. S. Highway 395;
12 thence along said last mentioned boundary
13 S 44° 54' 00" E 150.00 feet; thence leaving
14 said Highway 395 S 45° 10' 00" W 25.00 feet
15 to the most easterly corner of said Parcel I;
16 thence along the northeasterly boundary of
17 said Parcel I N 44° 54' 00" W 150.00 feet to
18 the point of beginning.

19 For the use of the invitees, employees, licensees, agents, assigns
20 and successors in interest solely for vehicular, pedestrian or
21 other surface traffic of whatsoever nature.

22 2. Each party does hereby grant to the other party
23 and all persons holding under or through such party, their
24 respective mortgagees, licensees, invitees, lessees, sublessees,
25 employees, agents, customers, and guests a perpetual and irrevocable
26 non-exclusive easement in common with the granting party to
27 use, without payment of any kind whatsoever, for their respective
28 intended purposes.

29 3. STRATTON and BANK may enter into a separate
30 agreement for the joint maintenance of their respective parcels.

31 4. These easements may not be terminated, modified
32 or amended except by written agreement of the parties, their
successors or assigns.

5. The granting of this easement shall run with the
land, shall be binding upon the inure to the benefit of the
parties hereto, their heirs, successors or assigns, and shall
be for the benefit of and use of the parties hereto.

6. FIRST RIGHT OF REPURCHASE. BANK hereby grants to
STRATTON the first right to repurchase Parcel II, as described
above, on or after eighteen (18) calendar months following the

1 close of escrow, and the repurchase price shall be exactly equal
2 to the purchase price plus TWELVE PERCENT (12%) per annum interest
3 on said amount for the period of time that BANK held the property;
4 provided, however, that in the event BANK should commence con-
5 struction for a bank during said eighteen (18) month period, then
6 this provision is void, and STRATTON shall not thereafter own
7 any right to repurchase under this provision.

8 IN WITNESS WHEREOF, the parties hereto have executed
9 this Agreement for Reciprocal Easements and to provide for first
10 right to repurchase the day and year first above written.

11
12 Mary Jane Stratton
13 MARY JANE STRATTON

14 Edgar James Stratton
15 EDGAR JAMES STRATTON

16 "STRATTON"

17 FIRST NATIONAL BANK OF NEVADA

18 By: J. Haddock
19 "BANK"

20 STATE OF NEVADA)
21) SS.
22 COUNTY OF DOUGLAS)

23 On this 29th day April, 1981, personally appeared
24 before me a Notary Public, EDGAR JAMES STRATTON and MARY JANE
25 STRATTON, who acknowledged to me that they executed the fore-
26 going instrument.



26 DARLENE M. ROSS
27 Notary Public - State of Nevada
28 Douglas County
29 My Appointment Expires Feb. 6, 1984

30 Darlene M. Ross
31 Darlene M. Ross
32 NOTARY PUBLIC

28 STATE OF NEVADA)
29) SS.
30 COUNTY OF DOUGLAS)

31 On this 3rd day JUNE, 1981, personally appeared
32 before me, a Notary Public, J. Haddock, on behalf of
FIRST NATIONAL BANK OF NEVADA, A National Banking Association,
who acknowledged to be that he executed the foregoing instrument.



33 PHILLIP E. FRINK
34 Notary Public - State of Nevada
35 Douglas County
36 My Appointment Expires Apr. 26, 1985

37 Phillip E. Frink
38 NOTARY PUBLIC

David Mathews
Attorney
and Counselor at Law
P.O. Box 251
Minden, Nevada 89423
(702) 782-8188

COPY

REQUESTED BY
TITLE INSURANCE & TRUST CO.

IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

\$7.00 fee

1981 JUL 31 AM 10: 58

MARIE A. RABEL
RECORDER

Laura Kenney
Dep.

58773

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