

PEDESTRIAN EASEMENT DEEDS

1
2
3 THIS DEED MADE THIS 24th day of July, 1981, between
4 Hellman Homes and Construction, Inc., Party of the First Part, hereinafter
5 called GRANTOR, and the County of Douglas, a political subdivision of the
6 State of Nevada, Party of the Second Part, hereinafter called GRANTEE.

7
8 W I T N E S S E T H :

9
10 That the GRANTOR, for and in consideration of the sum of ONE DOLLAR
11 (\$1,00), lawful money of the United States of America, and other good and
12 valuable consideration, the receipt whereof is hereby acknowledged, does
13 by these presents, grant, bargain and sell unto the GRANTEE and to its
14 assigns forever, a perpetual pedestrian easement for the location, construc-
15 tion, and maintenance of a pedestrian access corridor, and the necessary
16 incidents thereto, upon, over, across, and through all that real property
17 situate in the southeast $\frac{1}{4}$ of Section 30, T.13N., R.20E., M.D.B. & M.,
18 County of Douglas, State of Nevada, and more particularly described as follows:

19
20 The north six (6) feet of Lot 10, Block B, of the Mackland
21 Subdivision as recorded December 4, 1980, in Book 1280 at Page
22 475 as Document Number 51372 of the Official Records of Douglas
23 County, Nevada.

24
25 GRANTOR also grants and conveys unto GRANTEE a temporary construction
26 easement five (5) feet in width along the south boundary of the above des-
27 cribed easement to facilitate construction, said temporary easement shall
28 be deemed abandoned after completion of construction but in no event later
29 than December 30, 1981.

30 The parties further agree, as part of the consideration of this convey-
31 ance, that GRANTEE shall from time to time, and at all times hereafter, at
32 its own cost and expense, repair and maintain in a proper, substantial, and

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1 workmanlike manner the above described pedestrian easement.

2 The parties further agree, as part of the consideration of this con-
3 veyance, that all yard setbacks as prescribed in the zoning regulations
4 of the County of Douglas shall be measured from the original lines of
5 GRANTOR'S holdings.

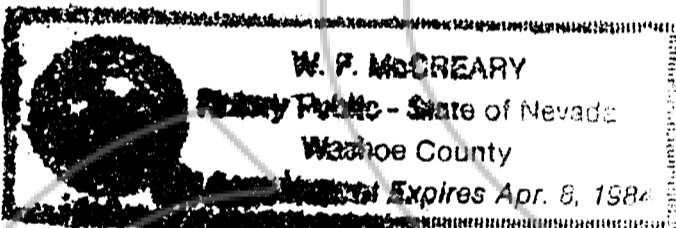
6 TOGETHER with all and singular the tenements, hereditaments, and
7 appurtenances thereunto belonging or in anywise appertaining.

8 IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and
9 year first above written.

10
11 
12 DOUGLAS A. HELLMAN

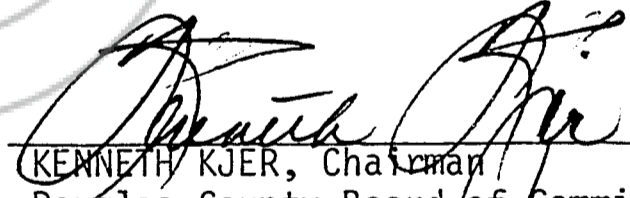
13 STATE OF NEVADA)
14 COUNTY OF DOUGLAS) ss:

15
16 On the 24th day of July, 1981, personally appeared
17 before me, a Notary Public, Douglas A. Hellman, who acknowledged to me that
18 he is the President of Hellman Homes and Construction, Inc., a Nevada Cor-
19 poration, and acknowledged that he executed the above instrument on behalf
20 of said corporation.

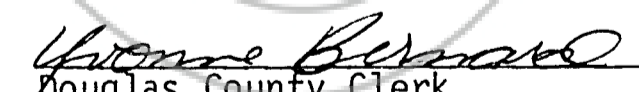
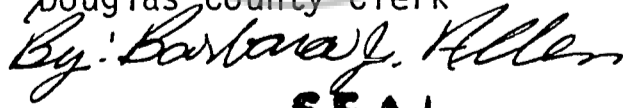


21 
22 NOTARY PUBLIC

23 Accepted for Douglas County by:

24 
25 KENNETH KJER, Chairman
26 Douglas County Board of Commissioners


27 Attest:

28
29 
30 Douglas County Clerk
31 By: 

32 SEAL

Date of Acceptance: August 6, 1981

31 REQUESTED BY
32 Douglas County - Engineer's
33 OFFICIAL RECORDS OF
34 DOUGLAS CO, NEVADA
35 No fee
36 1981 AUG -7 AM 9:52

MARIE A. RABEL
RECORDER

Dep. LIBER 881 PAGE 366 \$8965