

ROADWAY AGREEMENT

This Agreement by and between Alexander K. Bernhard and Lenore J. Bernhard, husband and wife, as joint tenants and Stuart S. Drange and Janice L. Drange, husband and wife as joint tenants, and;

Whereas Alexander K. Bernhard and Lenore J. Bernhard owner of the following described parcel:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A portion of the Southeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., situate in the Town of Gardnerville, described as follows:

Commencing at the 1/4 section corner common to Sections 32 and 33, Thence South 29°03' West 942.71 Feet to the Mill Street Monument of the Town of Gardnerville located at the intersection of the West line of Mill Street and the centerline of Main Street (U.S. Highway 395) thence South 40°18'44" East 379.52 Feet to the True Point of Commencement, the most Easterly corner of the herein described parcel and being South 45°09'50" West 30.37 Feet from the centerline of said Main Street, thence South 45°09'50" West along the Northwesterly line of the parcel of land distributed to Myrtle Rich, by decree out of the Estate of Martin Sorensen, deceased, recorded October 7, 1965, in Book 35 of Official Records at Page 21, Document No. 29688, records of Douglas County, a distance of 200.00 Feet to a point on the Northeasterly boundary of an alley; thence North 44°50'10" West along said alley line, a distance of 64.00 Feet more or less to the most Southerly corner of the lands conveyed to Henry Manke, et ux, by Deed recorded October 9, 1969, in Book 70 at Page 423, Official Records, Document No. 45964, records of Douglas County, thence along the Southeasterly line of said Manke Property North 45°09'50" East 200.00 Feet to the Northeast corner of said Manke parcel; thence along the Southeasterly line of Main Street, South 44°50'10" East 64.00 Feet more or less to the True Point of Commencement.

EXCEPTING therefrom any portion thereof lying within the boundaries of Main Street (U.S. Highway 395) as the same existed on January 1, 1971.

The above described lands being the same property intended to be described in the Deed to H.D. Bruns, recorded January 15, 1927, in Book 5 of Deeds, Page 182.

And Whereas Stuart S. Drange and Janice L. Drange, are the owners of the following described parcel:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

Lying and being within the exterior boundaries of Section 32, Township 13 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Commencing at a point on the Southerly side of the County Road running through the town of Gardnerville, County of Douglas, State of Nevada, and at a point sixty-four (64) feet North-westerly from the Northwesterly corner of the lot now owned by Martin Sorensen, the place of beginning; thence at right angle in a Southerly direction along the westerly side of the lot deeded to H. D. Bruns and R. M. Kyle on April 6, 1917, as distance of two hundred (200) feet; thence at right angle in a westerly direction sixty four (64) feet; thence at right angle in a northerly direction two hundred (200) feet to the County Road; thence at right angle in an Easterly direction along the Southerly side of the County Road sixty-four (64) feet to the place of beginning.

And Whereas it is the intent of the parties hereto to establish a perpetual right-of-way 20' in width for Ingress and Egress for the mutual benefit of each over the Southerly 10 feet of the herein described Alexander K. Bernhard and Lenore J. Bernhard parcel and the Northerly 10' of the herein described Stuart S. Drange and Janice L. Drange parcel. Said easement shall be an appurtenance to said herein parcels.

WITNESS our hands on this January 26th day of _____, 1983.

Alexander K. Bernhard
Alexander K. Bernhard

Stuart S. Drange
Stuart S. Drange

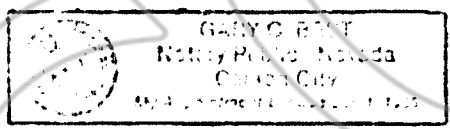
Lenore J. Bernhard
Lenore J. Bernhard

Janice L. Drange
Janice L. Drange

STATE OF NEVADA)
COUNTY OF CARSON CITY ;

On this 26th day of JAN, 1983, before me, GARY C. BEST a Notary Public in and for said County, personally appeared ALEX K. BERNHARD
LENORE J. BERNHARD

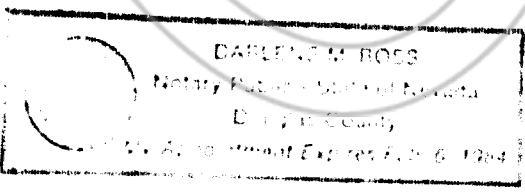
known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same, freely and voluntarily and for the uses and purposes therein mentioned.



Gary C Best
Notary Public

STATE OF NEVADA)
COUNTY OF DOUGLAS)

On this 25th day of January, 1983, before me, Darlene M. Ross, a Notary Public in and for said County, personally appeared Stuart S. Drange and Janice L. Drange, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged that they executed the same, freely and voluntarily, and for the uses and purposes therein mentioned.



Darlene M. Ross
Notary Public

SILVER STATE TITLE CO.

1983 FEB -1 PM 3:50

SUZANNE B. WISBEAU
RECORDER
Carol J. Lehart 075651
USER 283 PAGE 193