

GRANT OF EASEMENT

JEFFREY A. LINCOLN and JENNIFER C. LINCOLN ("Grantor") as the owner of the real property (the "property") located in Douglas County, Nevada, and more particularly described as:

Lot 57 as shown on the map entitled Cave Rock Estates Unit No. 1 filed for record January 3, 1962 in the Office of the County Recorder of Douglas County, Nevada Document No. 19323.

hereby grant to JIM REDLARK and CHERYL REDLARK ("Grantee") of Douglas County, Nevada, whose mailing address is P.O. Box 1376, Carson City, Nevada 89701, an easement for the installation and maintenance of a satellite receiving dish and cables on and over the portion of the property described in Exhibit A.

The easement herein granted is subject to the following conditions:

1. The easement is to be used only for the installation and maintenance of satellite receiving dishes, cables, receiver, modulator housing, MATV antenna, and related equipment to provide cable television service to the areas of Douglas County, Nevada known as Cave Rock Estates, Lakeridge, Lincoln Park Estates, Hidden Woods and other portions of Douglas County north of Skyland.

2. The easement shall terminate if any of the following events occur:

a) The Grantee fails to install a dish and provide availability of service to a substantial portion of Cave Rock Estates within 180 days of the recordation of this Grant of Easement.

b) The Grantee or any successor in interest at any time abandons the use of the easement for a continuous period of 180 days or more. The use of the easement shall be considered abandoned whenever service from the site is not available to a substantial portion of Cave Rock Estates for a continuous period of 180 days or more.

c) The failure to provide evidence of insurance as required by paragraph 3 below.

3. The Grantee or their successor shall at all times hold Grantor harmless from any loss or damage to the property of Grantee located on the easement and from any injury to the person or property of others resulting from the use of the easement by the Grantee or their successor. Grantee and their successor shall at all times carry a policy of public liability insurance in an amount not less than \$1,000,000 naming the Grantor or Grantor's successor as an additional insured. Upon request Grantor shall provide evidence of such insurance. The Grantor or his successor may from time to time require a reasonable increase in the limits of the liability insurance coverage.

4. Any satellite dish installed on the easement shall not, without the written consent of Grantor, exceed twelve (12) feet in width at any point nor extend more than thirteen (13) feet from the ground.

5. Upon the termination of the easement, Grantee or Grantee's successor shall remove all of Grantee's property and shall restore the property, as nearly as is reasonably practical, to its natural condition within 180 days.

6. Grantee or their successor shall be solely responsible for meeting the requirements of the Tahoe Regional Planning Agency, Douglas County and all other government agencies for the use of the easement and Grantee shall maintain the easement including vegetation required by the Tahoe Regional Planning Agency or any other government agency.

7. Grantee shall be solely responsible for real and personal property taxes attributable to improvements and personal property on the easement.

8. This easement is subject to and subordinate to all liens existing on the date of execution. For as long as the easement exists, Grantee shall provide, without charge, connection and full service to the single family residence located on the property. This right to service and connection shall pass to the heirs and successors in interest to the property. In addition, Grantee or their successor shall provide without charge one additional connection and full service to a residence designated by Grantor and located within the service area of Grantee; such right shall be personal and freely assignable by Grantor.

Dated: 5-11-84

Jeffrey A. Lincoln
JEFFREY A. LINCOLN

Dated: 5-11-84

Jennifer C. Lincoln
JENNIFER C. LINCOLN

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On May 11th, 1984, before me, the undersigned Notary Public for the State of Nevada, personally appeared Jeffrey A. Lincoln and Jennifer C. Lincoln, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Tricia Gastelum
Notary Public



OFFICIAL SEAL
TRICIA GASTELUM
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My Commission Expires Sept. 21, 1985

RONALD OZNOWICZ, as the purchaser under that certain contract of sale recorded _____, 198__ in the Official Records of Douglas County, Nevada as Document No. _____ hereby joins in this Grant of Easement and consents thereto.

Dated: 5-11-84

Ronald Oznowicz
RONALD OZNOWICZ

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On May 11th, 1984, before me, the undersigned Notary Public for the State of Nevada, personally appeared Ronald Oznowicz, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same.

Tricia Gastelum
Notary Public



OFFICIAL SEAL
TRICIA GASTELUM
NOTARY PUBLIC - NEVADA
DOUGLAS COUNTY
My Commission Expires Sept. 21, 1985

JIM REDLARK and CHERYL REDLARK hereby agree to the conditions set forth and accept the foregoing Grant of Easement.

Dated: 5-9-84

Jim Redlark
JIM REDLARK

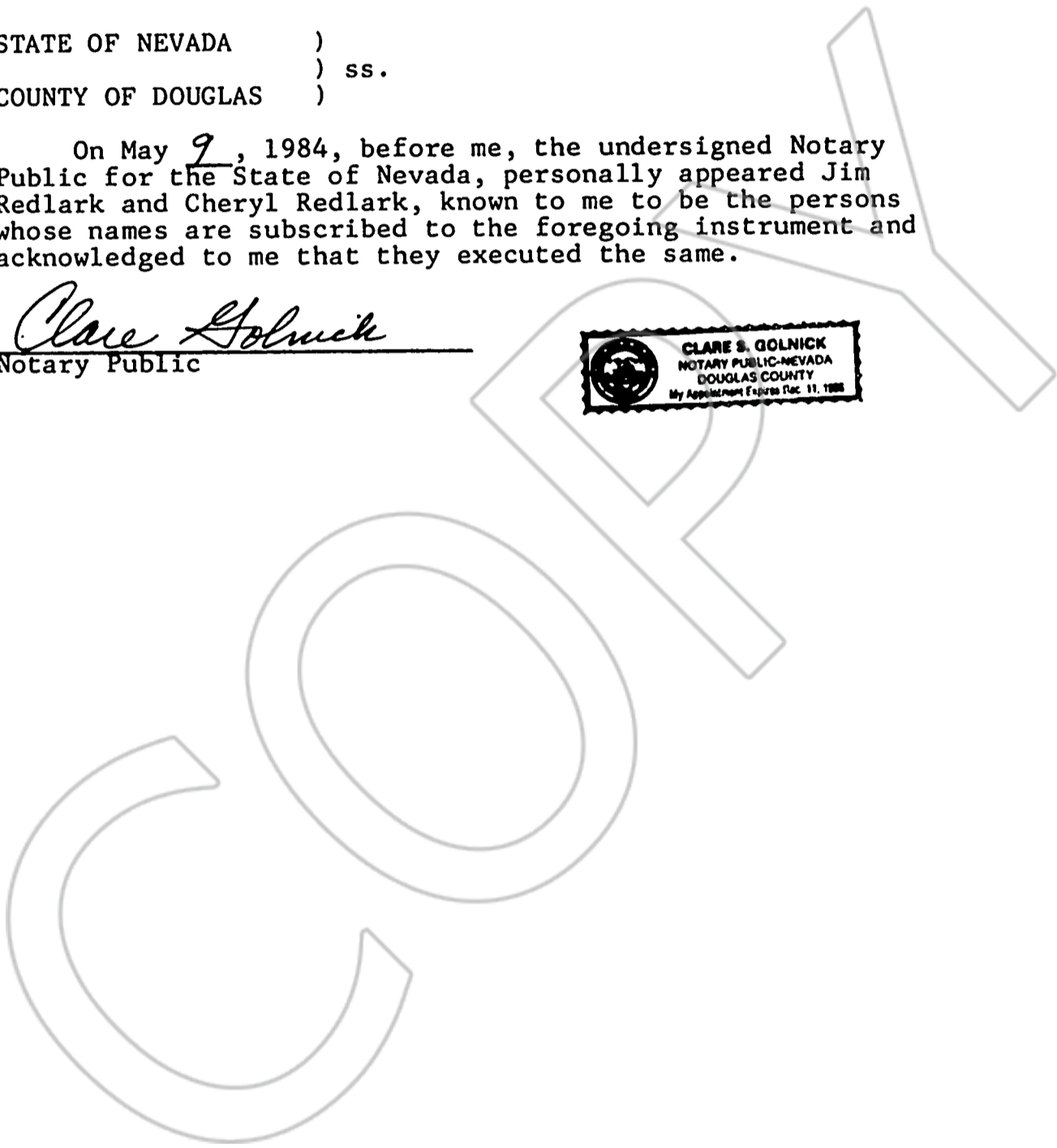
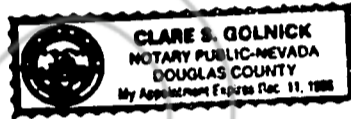
Dated: 5-9-84

Cheryl Redlark
CHERYL REDLARK

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On May 9, 1984, before me, the undersigned Notary Public for the State of Nevada, personally appeared Jim Redlark and Cheryl Redlark, known to me to be the persons whose names are subscribed to the foregoing instrument and acknowledged to me that they executed the same.

Clare Golnick
Notary Public



SATELLITE DISH AND CABLE EASEMENT

A portion of Lot No. 57 of Cave Rock Estates Unit No., 1, filed January 3, 1982 Document No. 19323, Douglas County Recorders, State of Nevada. More particularly described as follows:

Beginning at the Southeast corner of the above mentioned Lot, thence Northeasterly along a curve to the Southeast having a radius of 180.00 feet, a Delta of 13° 04' 07" and a arc length of 41.06 feet to the TRUE POINT OF BEGINNING. Thence from said TRUE POINT OF BEGINNING, North 76° 50' West 22.40 feet; thence North 83° 00' West 51.02 feet; thence South 7° 00' West 11.00 feet; thence North 83° 00' West 20.00 feet; thence North 7° 00' East 15.00 feet; thence South 83° 00' East 71.23 feet; thence South 76° 50' East 22.38 feet to a point in a curve on the Westerly right-of-way of Winding Way as shown on the above mentioned subdivision map. Thence continueing Southwesterly along said curve through a Delta of 1° 16' 32", a radius of 180.00 feet and an arc length of 4.01 feet to the TRUE POINT OF BEGINNING and ENDING. Containing 0.136 acres more or less.

EXHIBIT A

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

*8.00 pl
1984 MAY 11 PM 12:57

SUZANNE BEAUDREAU
RECORDER

Betty Hendon
Dep

100711

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