

1 GRANT OF EASEMENT AGREEMENT

2 THIS AGREEMENT is made this 19th day of June,
3 1985, by and between FRED O. MINCHIN, JR., and CAROLYN ROSE MINCHIN,
4 hereinafter referred to as "Grantor" and SYLVIA MILLS, hereinafter
5 referred to as "Grantee".

6 WHEREAS, Grantor is the owner of certain real property
7 situate in Gardnerville, County of Douglas, State of Nevada,
8 hereinafter referred to as the "Servient Tenement", and described
9 as follows:

10 A parcel of land, located in the Town of Gardnerville,
11 Douglas County, Nevada, and lying in the SW 1/4 of the
12 SW 1/4 of Section 33, T. 13 N., R. 20 E., M.D.B.&M.,
more particularly described as follows:

13 Commencing at the Town Monument located at the corner
14 of Main Street and Gilman Avenue, proceed North
15 18°03'30" West, 455.40 feet and North 65°07'38" East
16 60.99 feet to the TRUE POINT OF BEGINNING; thence
17 North 0°10'00" East 61.34 feet to a point; thence
18 South 47°05'19" East 44.81 feet and South 45°05'43"
19 East 15.00 feet, along the southerly boundary of
20 Mission Street to a point; thence South 65°07'38"
21 West 48.07 feet to the TRUE POINT OF BEGINNING.

22 All that certain lot or parcel of land located in the
23 Town of Gardnerville, Douglas County, Nevada, lying
24 in a portion of the SW 1/4 of the SW 1/4 of Section 33,
25 T. 13 N., R. 20 E., M.D.B.&M., and more particularly
26 described by metes and bounds as follows, to wit:

27 BEGINNING at a point at the Southwest corner of the
28 parcel, said point being described as bearing North
18°03'30" West, a distance of 455.40 feet from the
town monument located at Main Street and Gilman Avenue
as the same is of record on the Gardnerville Town Map
on file in the Douglas County Courthouse at Minden,
in the Recorder's Office; thence North 9°26' West, a
distance of 83.60 feet to a point at the Northwest
corner of the parcel; thence North 71°22' East, a
distance of 57.80 feet to a point at the Northeast
corner of the parcel; thence South 45°57' East, a
distance of 20.00 feet to a point on the Easterly line
of the parcel; thence South 0°10' West, a distance of
85.00 feet to a point at the Southeast corner of the
parcel; thence South 87°56' West, a distance of 55.30
feet to the POINT OF BEGINNING, said parcel containing
0.13 of an acre, more or less..

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1 All bearings are correlated with the bearings of the
2 highway through the Town of Gardnerville.
(North 44°54' West.)

3 TOGETHER with all and singular the tenements, and
4 appurtenances thereunto belonging or in anywise
appertaining.

5 All of that certain lot or parcel of land situate and
6 lying in the Town of Gardnerville, County of Douglas,
7 State of Nevada, and more particularly described as
follows, to wit:

8 BEGINNING at a point which is 22.0 feet, North
9 50°40' East, of a certain monument upon the said lands
10 and which is duly marked upon the plat of the said lands
11 as "stone monument"; thence running 82.50 feet, South
12 45°15' East, to the land of Mrs. Sophie Imelli; thence
13 Westerly 58.0 feet to the land of James Stuard; thence
14 along the land of James Stuard 70.0 feet; thence 11.0
15 feet, North 50°40' East, to the POINT OF BEGINNING,
16 TOGETHER with all the water and water rights, ditch
17 and ditch rights appurtenant thereto. This parcel
18 of land is situated on the South side of Railroad
19 Avenue, recorded in Book "T" of Deeds, page 17,
20 Douglas County Records.

21 TOGETHER with all and singular the tenements, herita-
22 ments and appurtenances thereunto belonging or in
23 anywise appertaining, and the reversion and reversions,
24 remainder and remainders, rents, issues and profits
25 thereof.

26 The foregoing descriptions are all included within
27 Assessor's Parcel Number 25-322-04; and

28 WHEREAS, Grantee is the owner of certain real property
situate in Gardnerville, County of Douglas, State of Nevada,
hereinafter referred to as the "Dominate Tenement" and described
as follows:

All that certain property situate in the Town of
Gardnerville, Douglas County, Nevada, lying in the
SW 1/4 of Section 33, Township 13 North, Range 20
East, M.D.B.&M., described as follows:

COMMENCING at the Southeasterly intersection of
U.S. Highway 395 and High School Street; thence
along the Easterly right-of-way line of U.S.
Highway 395 South 44°54' East 280.10 feet to the

1 Southwesterly corner of that certain parcel of land
2 described in a Deed recorded in Book 2, Page 352,
3 and the TRUE POINT OF BEGINNING; thence along the
4 Southerly line of said parcel North 45°06' East
5 222.50 feet; thence South 01°25'46" East 96.33 feet;
6 thence South 45°10'06" West 156.23 feet to a point
7 on the Easterly right-of-way line of U.S. Highway 395;
8 thence along said Easterly right-of-way North 44°54'
9 West 69.72 feet to the TRUE POINT OF BEGINNING.

10 Said parcel described is the same parcel as set
11 forth in that certain Record of Survey for Merritt A.
12 Olds, filed for record September 5, 1979 in Book 979,
13 Page 115, Document Number 36323, Official Records of
14 Douglas County, Nevada.

15 TOGETHER with all water and ditch rights used in
16 connection therewith.

17 Assessor's Parcel Number 25-322-05.

18 WHEREAS, Grantee desires to acquire certain rights in
19 the Servient Tenement;

20 NOW, THEREFORE, it is hereby agreed between the parties
21 hereto as follows:

22 1. For valuable consideration, Grantor hereby grants
23 to Grantee an easement as hereinafter described.

24 2. The easement granted herein is appurtenant to the
25 Dominate Tenement.

26 3. The easement granted herein is an easement for the
27 construction, installation, and maintenance of sanitary sewer
28 facilities and appurtenances thereto.

1. The easement granted herein is located and described
as follows:

A portion of the SW 1/4 of the SW 1/4 of Section 33,
T. 13 N., R. 20 E., M.D.B.&M. in Douglas County,
Nevada, being more particularly described as follows:

The Southeasterly 10.0 feet, measured at right angles,
of those parcels of land described in Book 80, Page 286,
as Document Number 49847 and in Book 4, Page 55 as
Document Number 16746 of the Official Records

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1 of Douglas County, on file in the Office of the
2 Douglas County Recorder, Minden, Nevada.

3 A portion of Douglas County Assessor's Parcel
4 Number 25-322-04.

5 See Exhibit A attached hereto and made a part hereof.

6 5. The Servient Tenement shall not be used to interfere
7 with the purposes for which the easement herein has been granted.

8 6. The Dominate Tenement shall not use the easement
9 granted herein for any purpose other than for the purposes for
10 which the easement has been granted.

11 7. This instrument contains the entire Agreement
12 between the parties relating to the rights herein granted and the
13 obligations herein assumed. Any oral representations or modifica-
14 tions concerning this instrument shall be of no force and effect
15 except by a subsequent modification in writing, signed by the
16 party to be charged.

17 8. In the event of any controversy, claim, or dispute
18 relating to this instrument or the breach thereof, the prevailing
19 party shall be entitled to recover reasonable expenses, attorney's
20 fees and costs.

21 9. This instrument is binding upon the respective heirs,
22 personal representatives, and successors in interest of the parties
23 hereto.

24 10. The Grantor hereby represents and warrants that they
25 are the sole legal heirs and successors in interest in and to the
26 Servient Tenement, hereinabove described, and that in the event of
27 any controversy, Grantor will defend Grantee's title to said
28 easement and will indemnify Grantee and hold Grantee harmless from
any and all attacks on the title to the easement granted herein.

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

3 GRANTOR:

GRANTEE:

4 *Fred O. Minchin, Jr.*
5 FRED O. MINCHIN, JR.

6 *Sylvia Mills*
7 SYLVIA MILLS

8 *Carolyn Rose Minchin*
9 CAROLYN ROSE MINCHIN

10
11 CONSENT OF GRANTOR, FRED O. MINCHIN, JR.'S SPOUSE

12 I acknowledge that the interest conveyed in this
13 instrument is the separate property of my spouse, FRED O.
14 MINCHIN, JR. I have read the foregoing instrument carefully and
15 consent to its execution and performance in all respects.

16
17 *Frances I. Minchin*
18 FRANCES I. MINCHIN

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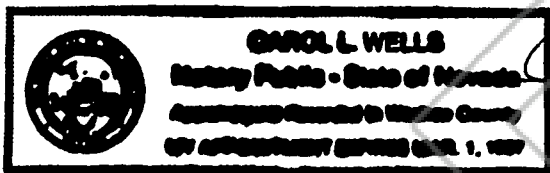
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ACKNOWLEDGMENT

STATE OF Nevada)
COUNTY OF Washoe) ss.

On this 17th day of June, 1985, personally appeared before me, a Notary Public in and for said County and State, FRED O. MINCHIN, JR., known to me to be the person described in and who executed the foregoing GRANT OF EASEMENT AGREEMENT, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State above-named, the day and year in this certificate first above written.



Carol L. Wells
NOTARY PUBLIC

ACKNOWLEDGMENT

ACKNOWLEDGEMENT

STATE OF NEVADA }
County of Washoe } ss.
On this 13th day of June, 1985, personally appeared before me, a Notary Public, Carolyn Rose Minchin

known (or proved) to me to be the person(s) described in and who acknowledged that they executed the above instrument.



Julie M. Cain
NOTARY PUBLIC

NOTARY PUBLIC

F-007-10-026 (INDIVIDUAL)

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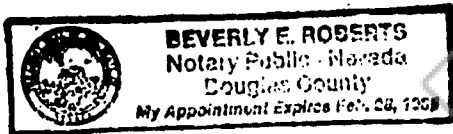
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ACKNOWLEDGMENT

1
2 STATE OF NEVADA)
3 COUNTY OF DOUGLAS) ss.

4 On this 19th day of JUNE, 1985, personally
5 appeared before me, a Notary Public in and for said County and
6 State, SYLVIA MILLS, known to me to be the person described in and
7 who executed the foregoing GRANT OF EASEMENT AGREEMENT, who
8 acknowledged to me that she executed the same freely and
9 voluntarily and for the uses and purposes therein mentioned.

10 IN WITNESS WHEREOF, I have hereunto set my hand and
11 affixed my official seal in the County and State above-named, the
12 day and year in this certificate first above written.



Beverly E. Roberts
NOTARY PUBLIC

ACKNOWLEDGMENT

ACKNOWLEDGEMENT

STATE OF NEVADA
County of Washoe } ss.
On this 13th day of June, 1985, personally appeared before me,
a Notary Public, Frances T. Minchin

known (or proved) to me to be the person(s) described in and who acknowledged that they executed the above instrument.



JULIE M. CAIN
Notary Public - State of Nevada
Appointment Recorded in Washoe County
MY APPOINTMENT EXPIRES SEPT. 10, 1988

Julie M. Cain
NOTARY PUBLIC

NOTARY PUBLIC

F-007-10-026 (INDIVIDUAL)

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EXHIBIT "A"

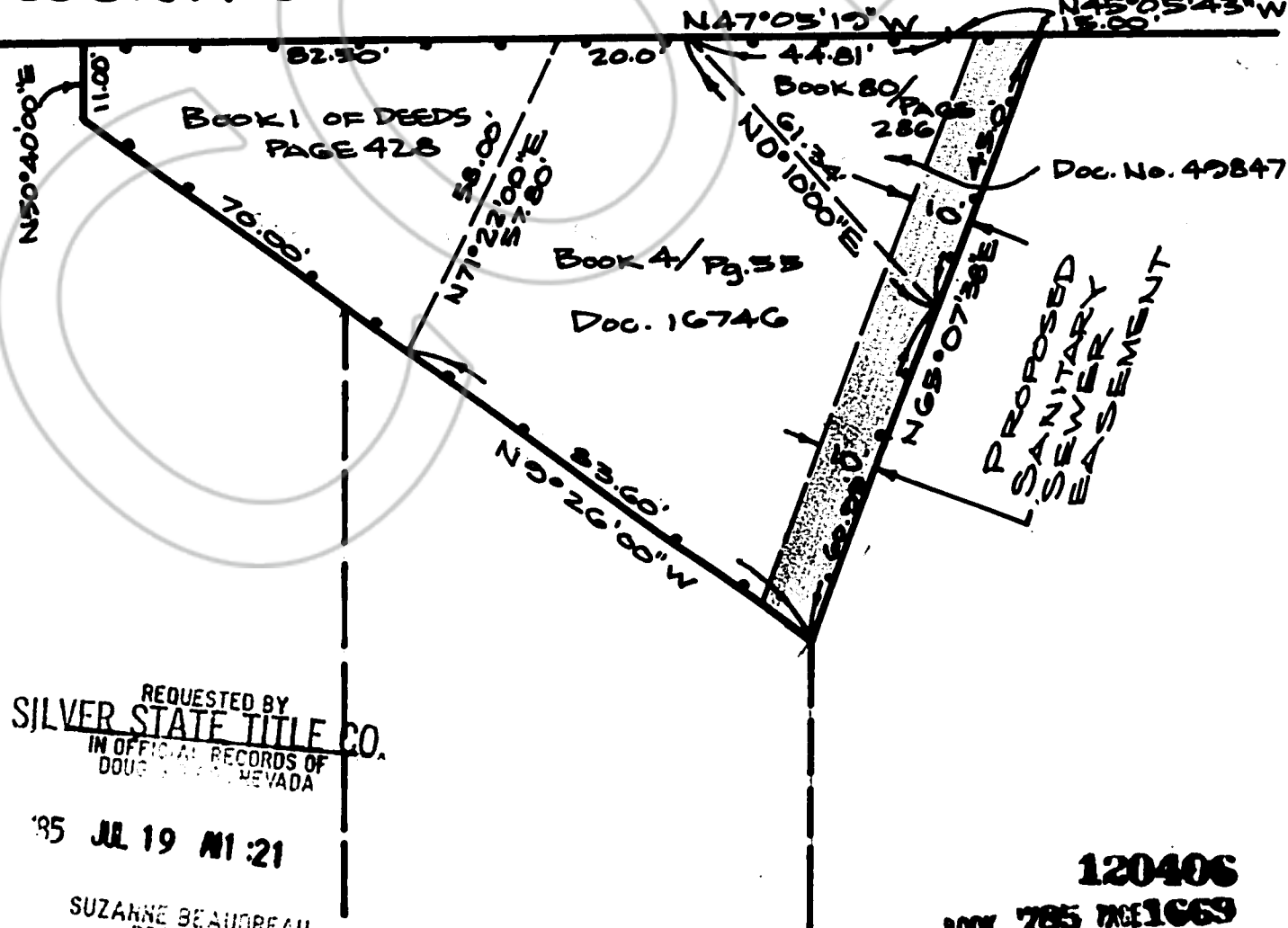
INDICATES BOUNDARY OF LANDS OF FREDERICK AND ALICE MINCHIN PER DEED REFERENCES SHOWN.

NOTE:
THE BEARINGS & DISTANCES SHOWN HEREON ARE FROM AVAILABLE DEEDS AND DOES NOT REFLECT A SURVEY OF THE PROPERTY DEPICTED.

SCALE: 1"=30'

COURTHOUSE

ST. (RAILROAD AVE.)



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

'85 JUL 19 AM 1:21

SUZANNE BEAUDREAU
RECORDER
\$12.00 PAID *Bk* DEPUTY

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