

1 Recording Requested By:

2 ROLLSTON & HENDERSON

3 After Recording, Mail To:

4 Glenn & Katherine Mallowney
Post Office Box 11079
Zephyr Cove, NV 89448

5
6
7 GRANT OF EASEMENT

8 WHEREAS, MANFORD E. BEALS, hereinafter "Grantor", is the
9 owner of certain real property situated in Douglas County,
10 Nevada, hereinafter referred to as the "Servient Tenement", and
described as follows:

11
12 Beginning at a point on the Section line common to
13 Sections 27 and 34, Township 14 North, Range 18 East,
14 M.D.B.&M. from which the North quarter corner of said
15 Section 34 bears South 89°44'15" East 480 feet, more or
16 less, said point also being the Northwest corner of
17 Parcel No. 1 of that certain Deed from George L. Malley
18 to Edith M. Lyons and Charles L. Lyons, her husband,
19 recorded in Book X, page 7 of Douglas County Records:
20 thence running south 55°49'30" West along the Westerly
21 boundary of said Parcel No. 1 a distance of 126.97' to
22 the true point of beginning of said parcel of land;
23 thence South 55°49'30" West 85.53' feet more or less to
24 the Southwest corner of said parcel No. 1; thence North
25 89°44'15" West 23.94' feet more or less to the North
26 East corner of Lot 2 Block 2 of Cave Rock Village
27 Subdivision, filing No. 9223 recorded October 5, 1953,
28 records of Douglas County, Nevada; thence North 24°14'32"
East 21.89' more or less to the South East corner of
Lot 1, Block 5 of said Cave Rock Village Subdivision;
thence North 55°49'30" East a distance of 58.41' to a
lot line common to Lots 3 and 4, Block 5 of Cave Rock
Village Subdivision; thence South 82°38'02" East 37.70'
to a point and place of true beginning.

23 and;

24
25 WHEREAS, GLENN MULLOWNEY and KATHERINE MULLOWNEY, husband
26 and wife, as joint tenants, hereinafter "Grantees", are the
27 owners of certain adjacent real property situated in Douglas
28 County, State of Nevada, hereinafter referred to as the
"Dominant Tenement" and described as follows:

29 Lots 3 and 4, Block 5, as shown on the Map of Cave Rock
30 Village Subdivision filed in the office of the County
Recorder of Douglas County, State of Nevada, on October 5,
1953, as Document No. 9223, and shown on Amended Map

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1 recorded June 25, 1969, as Document No. 44707, Official
2 Records of Douglas County, State of Nevada. Assessor's
Parcel No. 03-141-02.

3 NOW, THEREFORE,

4 1. For valuable consideration, receipt of which is
5 acknowledged, Grantor hereby grants to Grantee an easement as
hereinafter described.

6 2. The easement granted herein is appurtenant to the
dominant tenement and for the benefit thereof.

7 3. The easement granted herein is for ingress and egress to
8 access the dominant tenement presently belonging to the
Grantees.

9 4. The easement granted herein is not less than 10 feet in
width, the center line of which is approximately 85 feet in
length. It shall run along the common boundary of the dominant
10 tenement and the servient tenement as more specifically shown on
the drawing prepared by Jones & Turner attached hereto, marked
Exhibit "A", and incorporated herein by this reference.

11 5. The easement granted herein includes incidental rights
of maintenance, repair, and replacement. ~~In addition, Grantor
12 grants to Grantees reasonable snow storage easements on the
servient tenement to clear the ingress and egress easement so
13 long as the storage of snow does not unreasonably interfere with
Grantor's use of the servient tenement.~~ *MSB*

14 6. The easement granted herein is non-exclusive. However,
the owner of the servient tenement shall erect no fences or
15 other barriers across the right-of-way without the express
written consent of Grantees.

16 7. This instrument shall bind and inure to the benefit of
the respective heirs, personal representatives, successors, and
17 assigns of Grantor and Grantee. The rights and promises granted
herein shall run with the land.

18 IN WITNESS WHEREOF, Grantor has executed this instrument on
19 the day and year set forth below.

20 Dated: Jan 27, 1986

Manford E. Beals
MANFORD E. BEALS
Manford E. Beals

23 STATE OF NEVADA)
24) ss.
COUNTY OF)

25 On JANUARY 27, ¹⁹⁸⁶1985, before me, the undersigned, a Notary
26 Public in and for said County and State, personally appeared
MANFORD E. BEALS, on the basis of satisfactory evidence, known
27 to me to be the person whose name is subscribed to the within
instrument and acknowledged that he executed the same.

28 *Linda Caldwell*
Notary Public

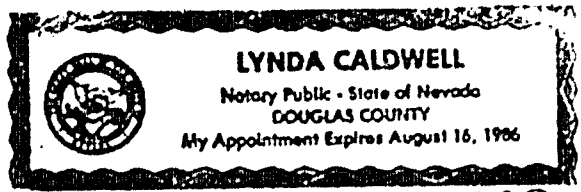
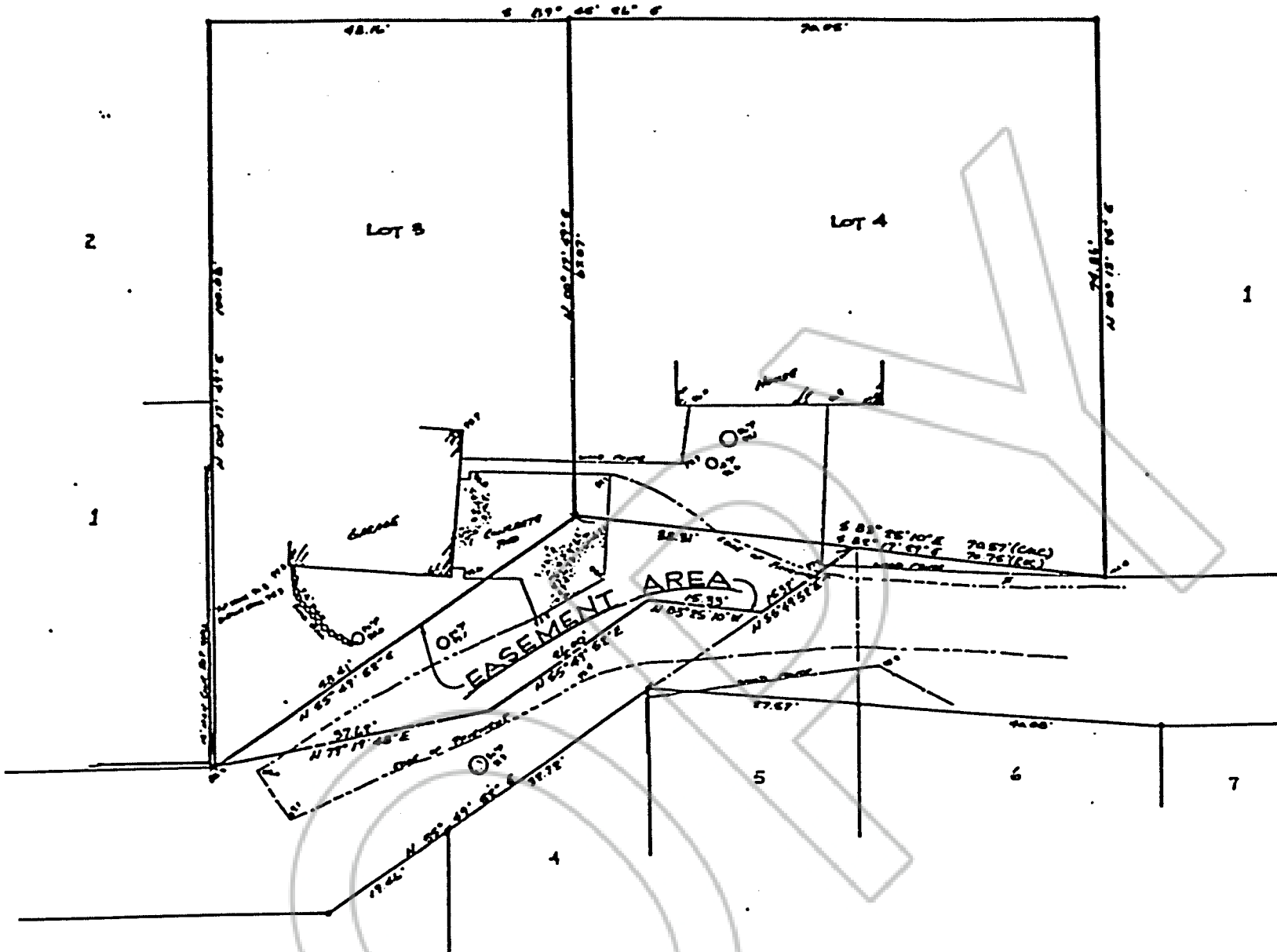


EXHIBIT "A" to GRANT OF EASEMENT



- LEGEND**
- X FOUND CIP X IN CONCRETE MD
 - # FOUND 3/4" IR. W/ PLATE CIP LA. STAB
 - X FOUND 3/4" CIP
 - # FOUND 1/2" IRBAR
 - o FOUND 1" GAL PIPE
 - o NOTHING FOUND OR SET

TOPOGRAPHIC MAP AND PLAT OF EASEMENT FOR
 LOTS 3 & 4, BLOCK 5, CAVE ROCK VILLAGE SUB.
 DOUGLAS COUNTY, NEVADA



DESCRIPTION	BY	APPR.	BENCH MARK	SURVEY NOTES	JONES & TURNER ENGINEERING / SURVEYING P.O. BOX 5047 STAGLENE, N.V. (702) 544-5434
			NUMBER _____ MARK _____	PLAN _____ PROFILE _____	
			ELEVATION _____ DATUM ADJUSTED _____	SCALE: HORIZ. 1" = 10' VERT. _____	
			DESCRIPTION	JOB NO. 85120	
		CHECKED _____			
		SUBMITTED _____	_____	_____	

NOTE: This attachment has been reduced by copying equipment and as a consequence the scale is approximately 1/2" = 10'

COPY

REQUESTED BY
Glenn Mullooney
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'86 JAN 29 P2:23

SUZANNE BEAURELLE
RECORDER

\$ 2.00 PAID *JM* DEPUTY

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