

IRREVOCABLE OFFER OF GRANT OF EASEMENT

HOMER J. RAYCRAFT ("RAYCRAFT") owns certain real property in the Town of Genoa, Douglas County, Nevada. RAYCRAFT desires to obtain access to his property through land adjacent to and surrounding his property.

MARILYN COX ("COX") owns certain real property in the Town of Genoa, Douglas County, Nevada. There is located next to COX's referenced parcel a remnant of what is designated on the Genoa Town Plat as First Street. This portion of First Street lying next to COX's parcel has not been used as a public street or passageway for many years. COX has asked the Douglas County Board of Commissioners to abandon this remnant of First Street to her.

COX also owns other real property in Genoa which is adjacent to the property owned by RAYCRAFT. The Douglas County Board of Commissioners ("the board") voted unanimously on Thursday, January 25, 1990, to abandon the referenced remnant of Fifth Street to COX if COX would offer to convey to RAYCRAFT a thirty-foot-wide easement through COX's property to RAYCRAFT's property upon terms satisfactory to COX. Although irrevocable by COX or her heirs or assigns, this offer of conveyance, according to the board, would expire if not used by RAYCRAFT, or his heirs or assigns, within a period of twenty-five (25) years after its recordation in the Official Records of Douglas County, Nevada.

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Based upon these premises, COX is willing to offer to grant an easement to RAYCRAFT for access and for utilities and services to the property owned by RAYCRAFT so the property may be used for residential purposes.

Accordingly, in consideration of the willingness of the Douglas County Board of Commissioners to abandon the portion of First Street in the Town of Genoa described on Exhibit A attached hereto and incorporated herein by this reference, COX offers the following:

1. After the successful completion of the condition set forth in paragraph 2 which follows this paragraph 1 of this Irrevocable Offer of Grant of Easement, and subject to the exercise of COX's absolute discretion at the appropriate future time in setting forth in specific detail the route of the easement hereafter described in general terms, COX shall grant an easement to RAYCRAFT, thirty (30) feet in width, extending from Genoa Street through the parcel of real property owned by COX described on Exhibit B, attached hereto and incorporated herein by reference, to the parcel of real property owned by RAYCRAFT, described on Exhibit C attached hereto and incorporated herein by reference. RAYCRAFT shall not enjoy any of the privileges of this Irrevocable Offer of Grant of Easement, nor shall he have any other right of ingress or egress to and from his real property described on Exhibit C through the real property owned by COX

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described on Exhibit B until after RAYCRAFT has successfully completed the condition set forth in paragraph 2 which follows this paragraph 1 of this Irrevocable Offer of Grant of Easement.

2. RAYCRAFT shall convey to COX certain real property consisting of eleven thousand (11,000) square feet, more or less, which real property is described on Exhibit D attached hereto and incorporated herein by reference.

3. In the event that RAYCRAFT cannot convey unclouded title to that portion of his premises described on Exhibit D within twenty-five (25) years of the date this Irrevocable Offer of Grant of Easement to COX, her heirs or assigns is recorded in the Official Records of Douglas County, Nevada, then COX, her heirs and assigns may retain the interest she is offering herein to convey to RAYCRAFT and this Irrevocable Offer of Grant of Easement shall expire and be of no further force or effect.

4. Provided that RAYCRAFT agrees to impose, by way of a reciprocal covenant, a setback restriction of thirty (30) feet along the boundary of his real property described on Exhibit C hereto with the real property of COX described on Exhibit B hereto, COX also offers to impose, by way of a reciprocal covenant, a setback restriction of thirty (30) feet along the boundary of her real property described on Exhibit B hereto with the real property of RAYCRAFT described on Exhibit C hereto.

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5. Provided that RAYCRAFT agrees in writing to the same conditions set forth in this paragraph 5, COX agrees that the easement and setback restrictions offered herein shall be appurtenant to and benefit the land owned by RAYCRAFT and COX, described on Exhibits C and B respectively, and that said easement and restriction shall not be personal, but shall run with the land.

Dated this 15 day of February, 1990.

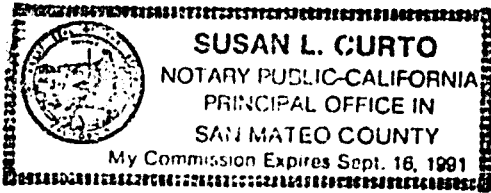
Marilyn Cox  
MARILYN COX

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ACKNOWLEDGMENT

STATE OF NEVADA )  
 : SS.  
COUNTY OF DOUGLAS )

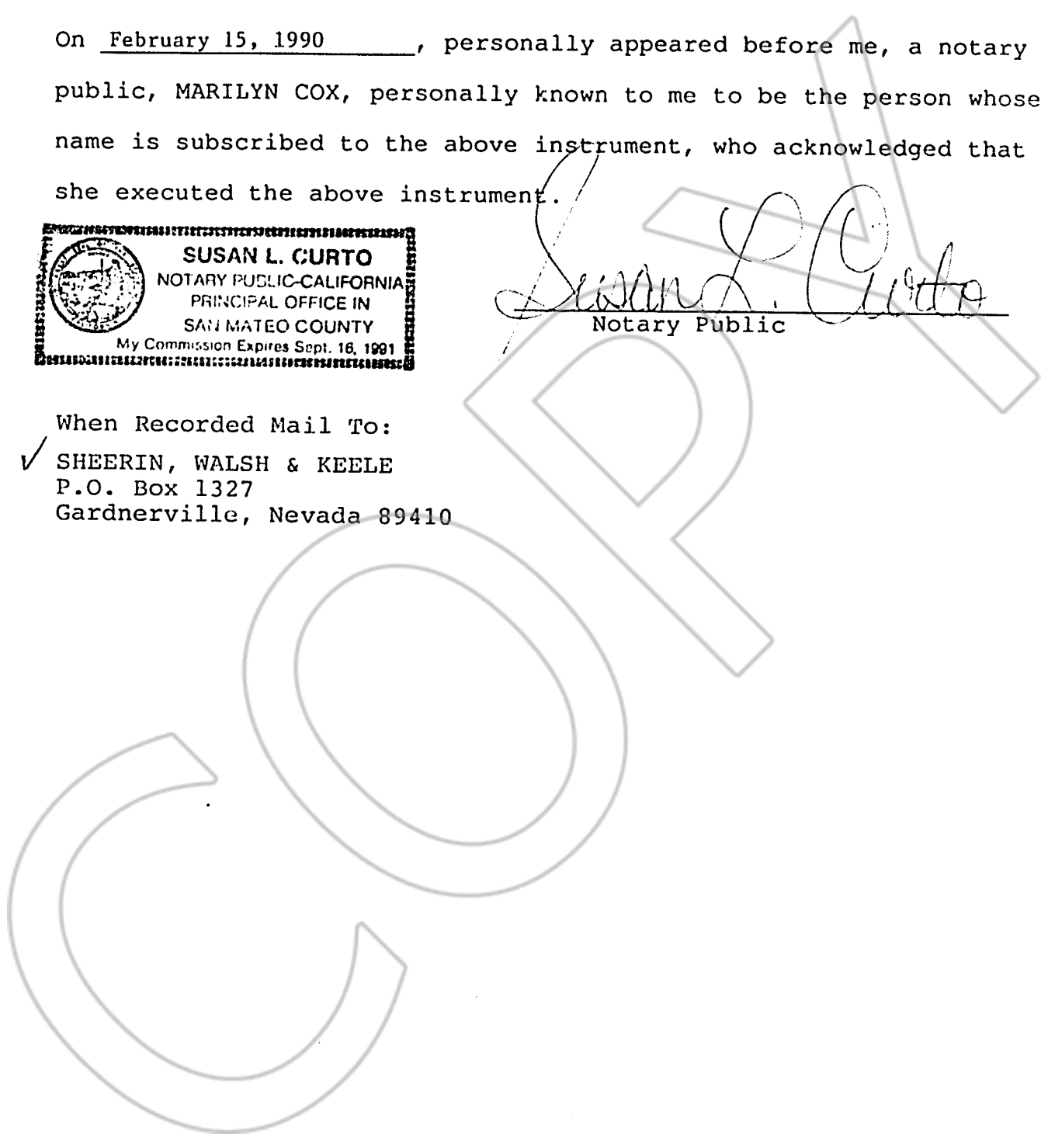
On February 15, 1990, personally appeared before me, a notary public, MARILYN COX, personally known to me to be the person whose name is subscribed to the above instrument, who acknowledged that she executed the above instrument.



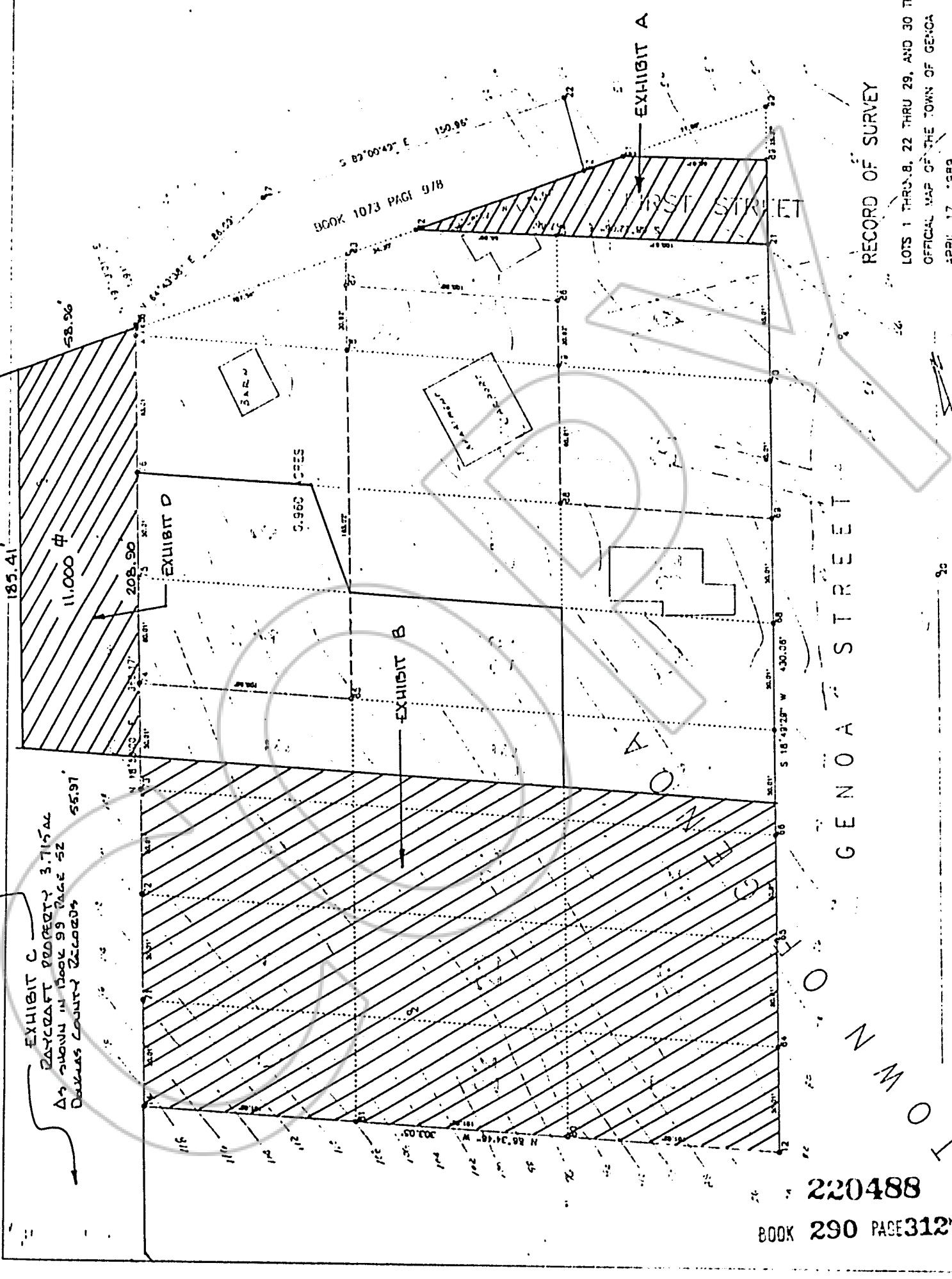
*Susan L. Curto*  
\_\_\_\_\_  
Notary Public

When Recorded Mail To:

✓ SHEERIN, WALSH & KEELE  
P.O. Box 1327  
Gardnerville, Nevada 89410



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RECORD OF SURVEY

LOTS 1 THRU 8, 22 THRU 29, AND 30 THRU 37  
 OFFICIAL MAP OF THE TOWN OF GENOA  
 APRIL 17, 1989  
 HOGG & SONS, INC.  
 LICENSED LAND SURVEYORS

SCALE 1" = 30'

GENOA STREET

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LEGAL DESCRIPTION  
of  
EXHIBIT B

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 9, Township 13 North, Range 19 East, M.D.B.&M. and more particularly described as follows:

A lot line adjustment of Lots 5,6,7,8,22,23,24,25, 34,35,36 and 37, all in Block 1, MAP OF GENOA, as shown on the official map recorded in the office of the County Recorder of Douglas, County, Nevada in Book 1 of Maps as document number 1874, and more particularly described as follows:

Commencing at the southwest corner of aforesaid Lot 37 which is the TRUE POINT OF BEGINNING: thence along the south line of Lots 37, 22 and 8, North  $66^{\circ} 34' 46''$  West a distance of 303.05 feet to the southwest corner of Lot 8; thence along the west line of Lots 8,7,6 and 5, North  $18^{\circ} 53' 00''$  East a distance of 159.23 feet to a point on the west boundary of Lot 5; thence leaving said west line South  $66^{\circ} 34' 46''$  East a distance 302.90 feet to a point on the east line of Lot 34; thence along the east line of Lots 34,35, 36 and 37 South  $18^{\circ} 49' 29''$  East a distance of 159.24 feet to the TRUE POINT OF BEGINNING, containing 48,103.50 square feet which equals 1.104 acres more or less.

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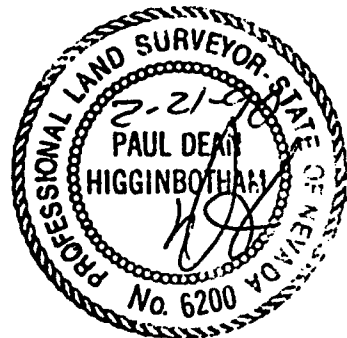
**EXHIBIT A**  
**LEGAL DESCRIPTION**  
of  
**First Street Abandonment**  
for Marilyn Cox

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 9, Township 13 North, Range 19 East, M.D.B. & M. and more particularly described as follows:

All that portion of First Street as shown on the, MAP OF GENOA, recorded in the office of the County Recorder of Douglas County, Nevada in Book 1 of Maps as document number 1874 and abandoned by action of the Douglas County Board of Commissioners on January 18, 1990 and more particularly described as follows:

Commencing at the most easterly corner of aforesaid Lot 30 which is the TRUE POINT OF BEGINNING; thence along the northerly line of Lots 30 and 29 North 68°22'06" West a distance of 167.66 feet to the northerly line of the Town of Genoa as shown on said map; thence along said northerly line North 89°58'42" East a distance of 105.06 feet to it's intersection with the northerly line of First Street; thence along said northerly line South 69°22'06" East a distance of 68.07 feet to it's intersection with the westerly line of Genoa Street; thence along the extension of said westerly line South 18°49'29" West a distance of 40.00 feet to the TRUE POINT OF BEGINNING and containing 4,610 square feet which is 0.11 acres more or less.

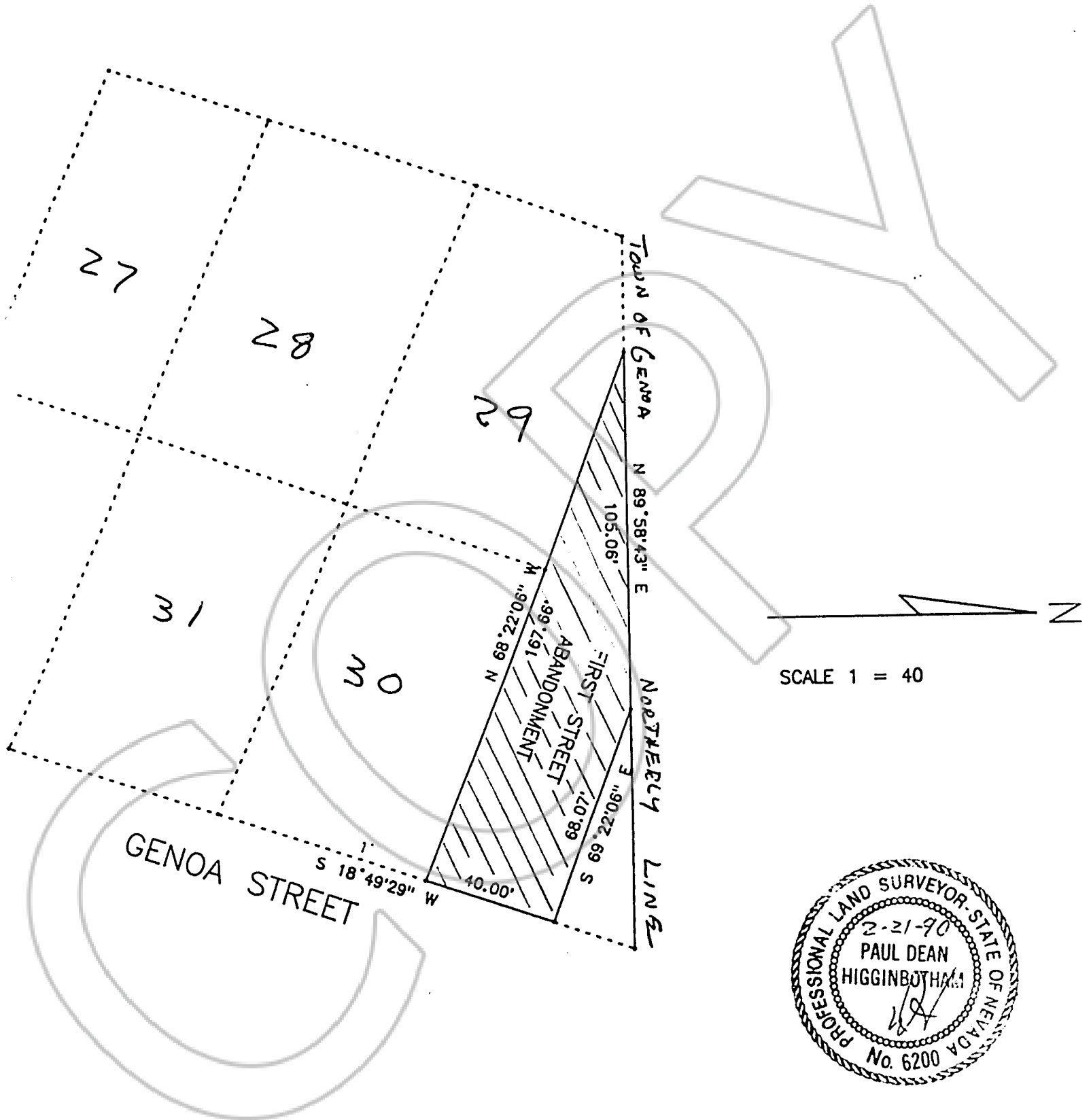
Prepared by: HIGG-N-SONS INC  
Professional Land Surveyors  
P.O. Box 425  
Gardnerville, NV 89410  
(702) 782-7444





MAP TO ACCOMPANY  
LEGAL DESCRIPTION

of  
First Street Abandonment  
for Marilyn Cox



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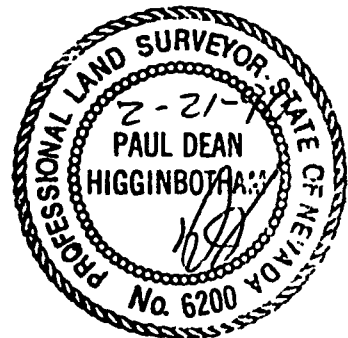
**EXHIBIT D**  
**LEGAL DESCRIPTION**  
of  
**11,000 Square Foot Addition**  
for Marilyn Cox

All that certain lot, piece, parcel or portion of land situate, lying and being within the Northeast 1/4 of Section 9, Township 13 North, Range 19 East, M.D.B. & M. and more particularly described as follows:

A lot line adjustment of Lots 1, 2, 3, 4 and 5 and that parcel shown as "Vacant" all in Block 1, MAP OF GENOA, as shown on the official map recorded in the office of the County Recorder of Douglas County, Nevada in Book 1 of Maps as document number 1874, and more particularly described as follows:

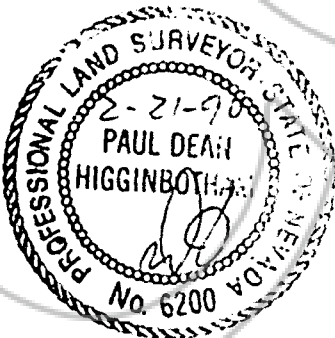
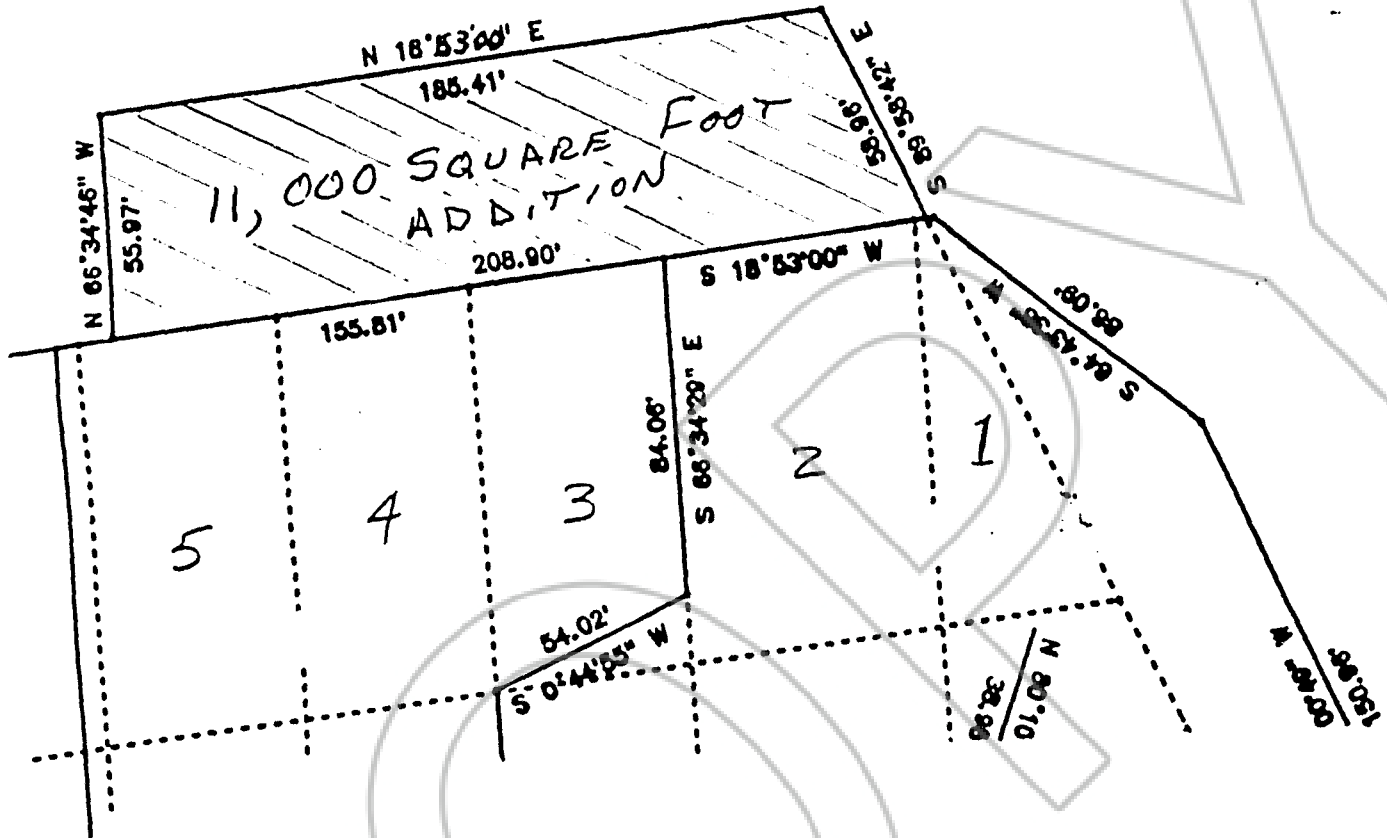
Commencing at the northwesterly corner of aforesaid Lot 1 which is the TRUE POINT OF BEGINNING; thence along the westerly line of Lots 1, 2, 3, 4 and 5 South 18°53'00" West a distance of 208.90 feet; thence leaving said westerly line North 66°34'46" West a distance of 55.97 feet; thence North 18°53'00" East a distance of 185.41 feet to the northerly line of the Town of Genoa; thence along said line South 89°58'42" East a distance of 58.96 feet; to the TRUE POINT OF BEGINNING and containing 11,000 square feet which is 0.25 acres more or less.

Prepared by: HIGG-N-SONS INC  
Professional Land Surveyors  
P.O. Box 425  
Gardnerville, NV 89410  
(702) 782-7444



MAP TO ACCOMPANY  
LEGAL DESCRIPTION

of  
11,000 Square Foot Addition  
for Marilyn Cox



SCALE 1" = 50'

REQUESTED BY  
Dan Jenkins  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'90 FEB 21 P2:23

SUZANNE BEAUDREAU  
RECORDER 220488

\$15.00 PAID K12 DEPUTY  
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