

Recording Requested by and  
When Recorded Return to:  
Mike Pavlakis, Esq.  
P.O. Box 646  
Carson City, NV 89702

GRANTEE'S ADDRESS:  
David V. Lippincott  
5079 Ponderosa Drive  
Carson City, NV 89701

APN Py 15-110-02, 03, 04 + 05

DEED OF EASEMENT

THIS INDENTURE WITNESSETH: That Theodore H. Stokes individually, and as Executor of the Estate of Patricia M. Stokes ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to the Lippincott Family Limited Partnership, a Nevada limited partnership ("Grantee"), and to the successors, heirs and assigns of the Grantee forever, a non-exclusive easement for ingress and egress to and from Highway 395 and that certain property described in Exhibit "A" which is attached hereto and incorporated by reference herein, for the benefit of the owners and occupants of said land described in Exhibit "A" and their invitees only, upon and across that certain real property situate in the county of Douglas, state of Nevada, bounded and more particularly described as follows:

Those portions of the Northwest ¼ of Section 30, Township 14 North, Range 20 East, M.D.B. & M., which are also a portion of the land conveyed in deed recorded July 13, 1987, in Book 787, at page 1517 as Document No. 158116, in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeast corner of the land described in said Document No. 158116; thence Westerly along the Southerly line of said land

N. 89° 15' 11" W., 30.00 feet; then N. 33° 27' 12" W., 66.50 feet to the TRUE POINT OF BEGINNING; thence N. 33° 27' 12" W., 36.27 feet; thence N. 89° 15' 11" W., 350.98 feet; thence N. 76° 09' 52" W., 41.08 feet; thence N. 89° 15' 11" W., 67.38 feet; thence S. 77° 39' 30" W., 41.08 feet, thence N. 89° 15' 11" W., 629.91 feet; thence S. 0° 44' 49" W., 30.00 feet; thence S. 15° 16' 41" E., 57.23 feet to a point on the Southerly line of said land; thence Easterly along said Southerly line S. 89° 15' 11" E., 31.22 feet; thence N. 15° 16' 41" W., 57.23 feet; thence S. 89° 15' 11" E., 602.15 feet; thence N. 77° 39' 30" E., 41.07 feet; thence S. 89° 15' 11" E., 60.50 feet; thence S. 76° 09' 52" E., 41.07 feet; thence S. 89° 15' 11" E., 374.83 to the TRUE POINT OF BEGINNING.

Together with that certain parcel particularly described as follows:

Beginning at the Southeast corner of the land described in said Document No. 158116; thence westerly along the southerly line of said land N. 89° 15' 11" W., 30.00 feet; thence N. 33° 27' 12" W., 102.77 feet; thence S. 89° 15' 11" E., 87.58 feet to a point of the easterly line of said land, said point also being on the westerly right-of-way line of U.S. Highway 395; thence southerly along said line to the Point of Beginning.

Together with that additional parcel particularly described as follows:

That portion of the Northwest  $\frac{1}{4}$  of Section 30, Township 14 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

A strip of land, 30.00 feet in width, lying 15.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of that certain parcel of land conveyed in deed recorded July 13, 1987, in Book 787, at page 1517 as Document No. 158116 of the official records of said Douglas County; thence easterly along the southerly line of said parcel of land S. 89° 15' 11" E., 1,123.43

feet to the True Point of Beginning; thence S. 15° 16' 41" E., 639.35 feet; thence S. 15° 08' 55" E. 73.97 feet; thence S. 9° 25' 41" E., 70.52 feet; thence S. 1° 57' 26" E., 83.98 feet; thence S. 9° 47' 42" W., 119.02 feet; thence S. 11° 45' 16" W., 113.32 feet; thence S. 14° 02' 21" W., 36.89 feet; thence S. 20° 50' 01" W., 255.77 feet; thence S. 29° 59' 50" W., 153.13 feet; thence N. 74° 59' 11", W. 492.64 feet, to the point of ending.

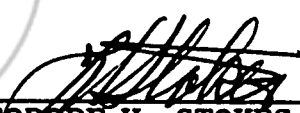
The sidelines of said 30.00 foot strip of land shall be shortened or lengthened to intersect adjacent property lines.

The southernmost 1,500 feet, more or less, of said easement shall be relocated by Grantor and Grantee when such action becomes feasible provided that said easement shall not be interrupted.

To have and to hold said easement and all of the rights of ingress and egress appurtenant thereto unto the Grantee and Grantee's successors, heirs and assigns forever.

WITNESS my hand on this 22<sup>nd</sup> day of July, 1993.

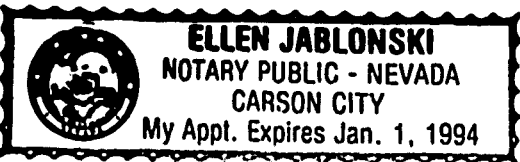
  
\_\_\_\_\_  
THEODORE H. STOKES

  
\_\_\_\_\_  
THEODORE H. STOKES, as Executor  
of the Estate of Patricia M.  
Stokes, deceased

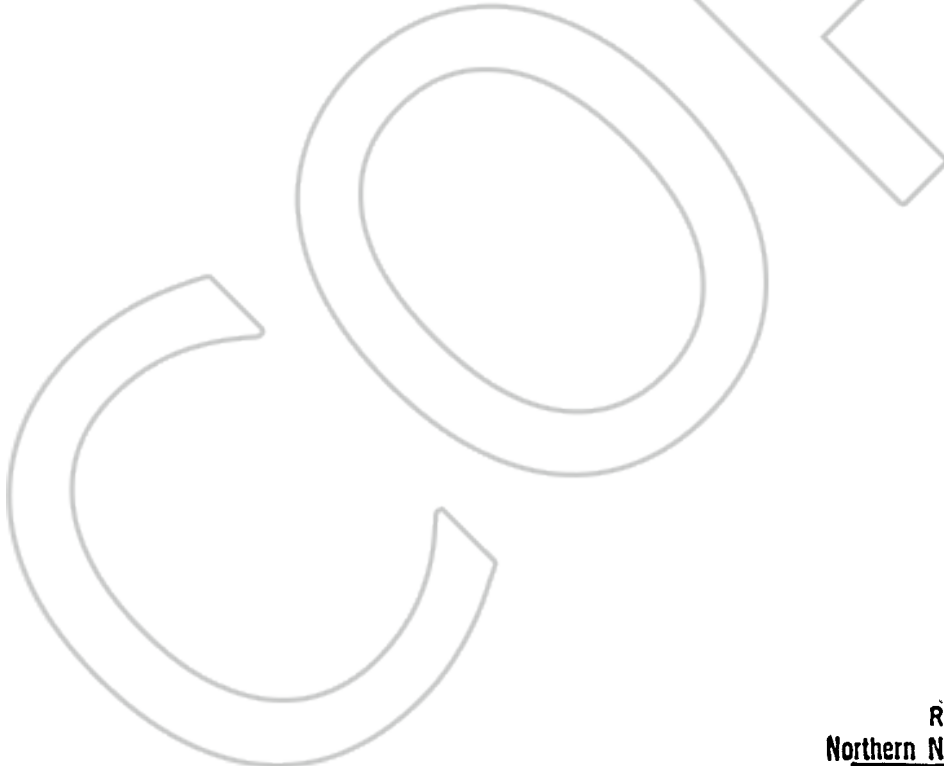
**ACKNOWLEDGMENT**

STATE OF NEVADA )  
                          ) : ss.  
CARSON CITY      )

On July 22, 1993, personally appeared before me, a notary public, Theodore H. Stokes, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Deed of Easement, and who acknowledged to me that he executed the foregoing document, individually and as Executor of the Estate of Patricia M. Stokes, deceased.



Ellen Jablonski  
NOTARY PUBLIC



REQUESTED BY  
Northern Nevada Title Company  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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SUZANNE BLAUGREAU  
RECORDER  
\$ 8.00 PAID Bh DEPUTY