

WF  
Jeff Foltz

FILED

NO. 94-064

RECORDED AT THE REQUEST OF  
AND RETURN TO:  
Douglas County, Nevada  
Department of Public Works  
P.O. Box 218  
Minden, Nevada 89423

'94 AUG 10 A9:41

BARBARA REED  
CLERK  
BY [Signature] DEPUTY

R.P.T.T. \$ #2

GRANT DEED

THIS INDENTURE MADE THIS 9<sup>th</sup> day of August, 1994,  
between BRUCE L. and Vicki R. ALDER, Trustees of the Alder Family  
Trust, Party of the First Part, hereinafter called GRANTOR, and  
the County of Douglas, a political subdivision of the State of  
Nevada, Party of the Second Part, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE  
DOLLARS (\$1.00), lawful money of the United States of America,  
and other good valuable considerations, the receipt whereof is  
hereby acknowledged, does by these presents, grant, bargain, and  
sell unto the GRANTEE and to his assigns forever, a perpetual  
easement for the location, construction, and maintenance of a  
drainage ditch and necessary incidents thereto, upon, over,  
across and through all that certain tract, piece or parcel of  
land situate, lying and being in the southwest quarter of Section  
10, Township 12 North, Range 20 East, M.D.B.&M., County of  
Douglas, State of Nevada, and more particularly described as  
follows:

See attached EXHIBIT A

TOGETHER with all and singular the tenements, hereditaments  
and appurtenances there unto belonging, or in anywise  
appertaining, and the reversion and reversions, remainder and  
remainders, rents, issues, and profits thereof.

Do hereby waive, with full knowledge that a drainage ditch  
and the necessary incidents thereto are to be located upon, over,  
and across lands herein above-described, any claim for any and  
all damages to the remaining adjacent lands and property of the  
GRANTOR by reason of the location, construction, and maintenance  
of said drainage ditch and appurtenances in said location, as  
shown on Exhibit B. GRANTEE assumes all maintenance  
responsibility associated with these improvements.

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The parties further agree, as part of the consideration of this conveyance, that the GRANTEE agrees to:

1. Pave the GRANTOR's existing 9' wide gravel driveway with 3" of type 2 asphalt concrete from Sagebrush Court to the existing asphalt pavement at GRANTOR'S residence, an area of approximately 260 square yards, as shown on Exhibit C.
2. Overlay the existing asphalt pavement at GRANTOR's residence with 2" of type 2 asphalt concrete, an area of approximately 415 square yards, as shown on Exhibit C.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to its assigns forever.

IN WITNESS WHEREOF said GRANTORS have hereunto signed on the day and year first above written.

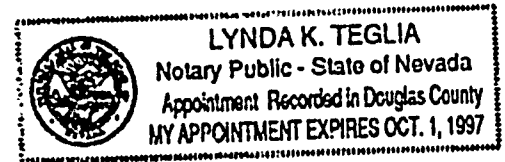
Bruce L. Alder  
 Bruce L. Alder  
 L.  
 BA

STATE OF NEVADA )  
 ) SS:  
 COUNTY OF DOUGLAS )

On this 30<sup>th</sup> day of June, in the year 1994 before me, Lynda K. Teglia Notary Public, personally appeared Bruce L. Alder, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is (are) subscribed to this instrument, and acknowledge that he (she/they) executed it.

WITNESS my hand and official seal.

Lynda K. Teglia  
 Notary's Signature  
 My Commission Expires: Oct, 1997



Vicki R. Alder  
Vicki R. Alder

STATE OF NEVADA )  
                          ) SS:  
COUNTY OF DOUGLAS )

On this 30<sup>th</sup> day of June, in the year 1994 before me,  
Lynda K. Teglia Notary Public, personally appeared  
Vicki R. Alder, personally known to me  
(or proved to me on the basis of satisfactory evidence) to be the  
person(s) whose name(s) is (are) subscribed to this instrument,  
and acknowledge that he (she/they) executed it.

WITNESS my hand and official seal.

Lynda K. Teglia  
Notary's Signature  
My Commission Expires: Oct, 1997

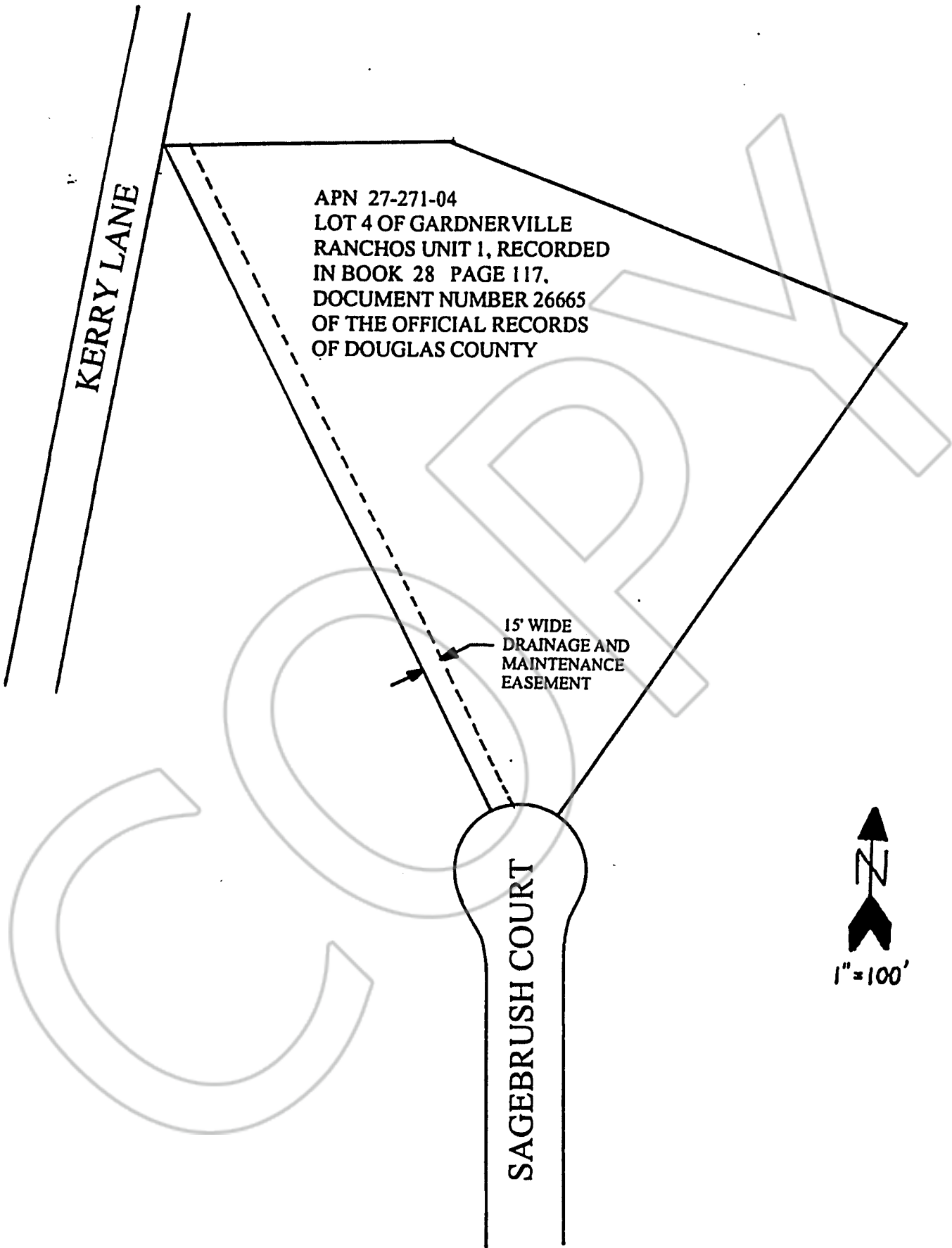


Accepted on behalf of Douglas County  
this 9<sup>th</sup> day of August 1994.

David G. Pumphrey  
David G. Pumphrey, Chairman  
Douglas County Board of Commissioners

Attest: Barbara J. Reed  
Barbara J. Reed  
Douglas County Clerk

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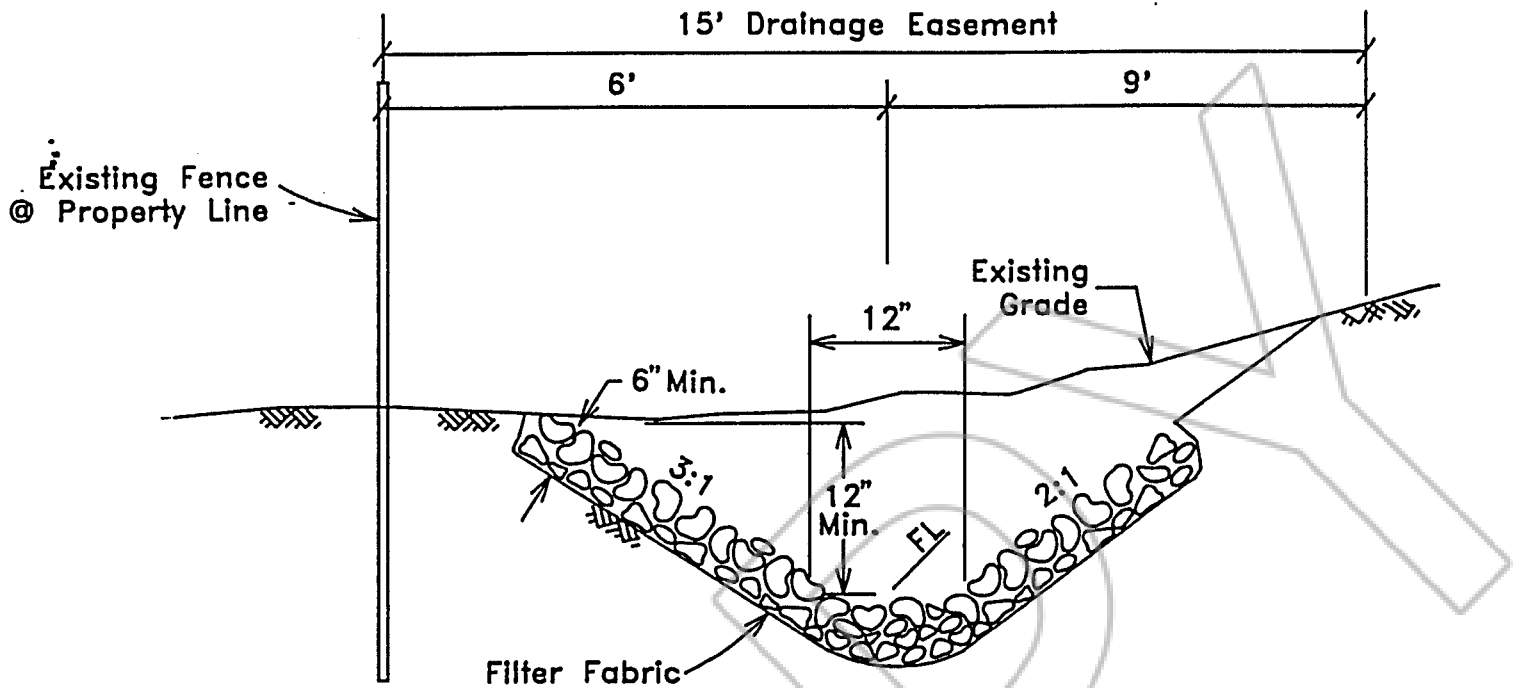
APN 27-271-04  
LOT 4 OF GARDNERVILLE  
RANCHOS UNIT 1, RECORDED  
IN BOOK 28 PAGE 117.  
DOCUMENT NUMBER 26665  
OF THE OFFICIAL RECORDS  
OF DOUGLAS COUNTY

15' WIDE  
DRAINAGE AND  
MAINTENANCE  
EASEMENT

SAGEBRUSH COURT



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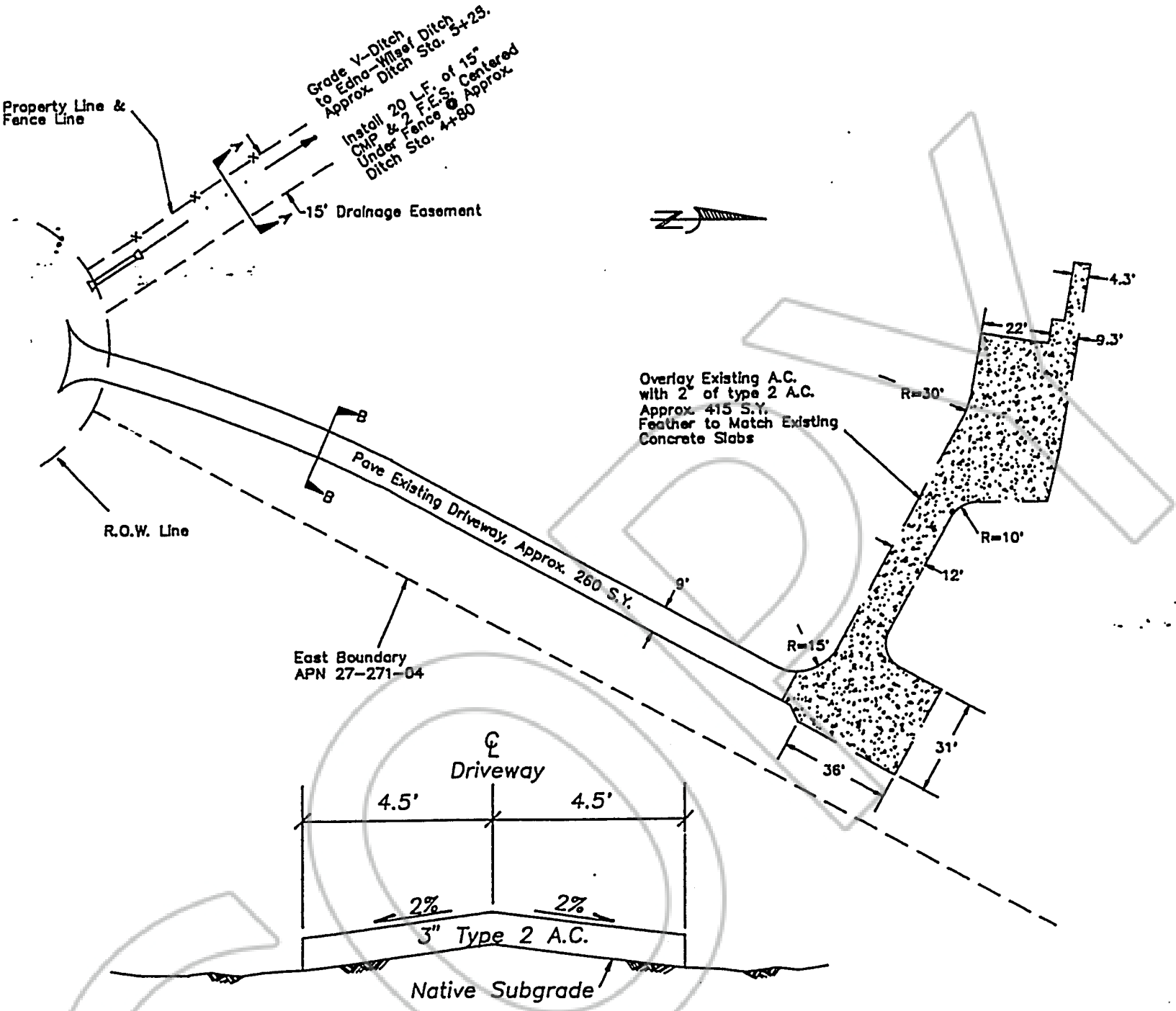
NOTES:

1. Slope of ditch shall be equal to the slope of existing grade at centerline, or 0.008 ft/ft, whichever is greater. Depth of ditch shall be minimized in accordance with above requirements.
2. Ditch excavation shall not commence without approval of ditch staking by the engineer.
3. Place 3" to 6" diameter cobbles and filter fabric from ditch Sta. 3+50 to Edna Wilsef Ditch, Approx. 175L.F. Filter fabric shall be SUPAC 4NP or equal.

V-DITCH DETAIL A-A  
N.T.S.

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EXHIBIT C



- NOTES:
1. Reshape and compact existing driveway to remove wheel ruts prior to paving.

**DRIVEWAY DETAIL B-B**  
N.T.S.

**SEAL**

**CERTIFIED COPY**

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: August 10, 1994  
*B. K. B. B.* Clerk of the 6th Judicial District Court of the State of Nevada, In and for the County of Douglas.

By *Carroll McLeod* Deputy

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COPY

OFFICIAL RECORDS OF  
DOUGLAS CO. NEVADA  
**DOUGLAS COUNTY**  
'94 AUG 10 AM 11:26

SUZANNE BEAUDREAU, RECORDER  
BY kg e

**343733**  
**BK0894PG1743**