

EASEMENT DEED

THIS EASEMENT DEED, made and entered into on _____, 1995, by and between PETER M. BEEKHOF, JR. and LINDA S. BEEKHOF, husband and wife, parties of the first part, and GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT, a political subdivision of the County of Douglas, party of the second part,

W I T N E S S E T H:

For good and valuable consideration, the receipt whereof is hereby acknowledged, parties of the first part, being the owners of that certain property situate in the County of Douglas, State of Nevada, particularly described on Exhibit "A", attached hereto, hereby grants to party of the second part, and to its successors and assigns, a certain twenty foot wide storm drain easement, situate upon the foregoing property, and particularly described on Exhibit "B", attached hereto.

Said easement is granted to party of the second part for the purpose of installing, operating, using, repairing and replacing a storm drain for the benefit of that certain property situate in Douglas County, State of Nevada, particularly described on Exhibit "C", attached hereto.

The easement hereby granted shall be appurtenant to and run with the title to the last described property.

All expenses for the construction and maintenance of the foregoing easement, and improvements thereto, shall be paid by party of the second part.

IN WITNESS WHEREOF, the parties of the first have hereunto set their hands the day and year first above written.

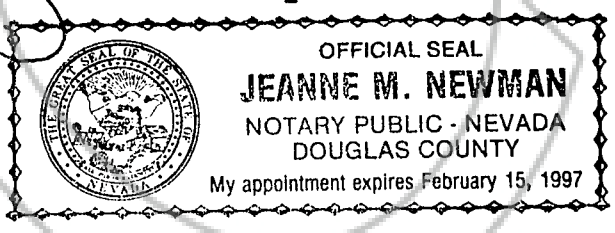
Peter M. Beekhof, Jr.
Peter M. Beekhof, Jr.

Linda S. Beekhof
Linda S. Beekhof

STATE OF Nevada)
COUNTY OF Douglas) ss

This instrument was acknowledged before me on April 12, 1995, by PETER M. BEEKHOF, JR. and LINDA S. BEEKHOF.

Jeanne M. Newman
Notary Public



THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY FOR ANY PURPOSE, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

STEWART TITLE OF DOUGLAS COUNTY

EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada County of Douglas, described as follows:

A portion of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

BEGINNING at the Northwest corner of the Northeast 1/4 of the Northwest 1/4 of said Section 16 and running East along the North line of the Northeast 1/4 of the Northwest 1/4 518.92 feet to the POINT OF BEGINNING; thence South 20°28' West, 262.57 feet to a point; thence South 15°59' West, 122.22 feet to a point; thence South 08°51' West, 60.00 feet to a point; thence South 41°58' West, 60.0 feet to a point; thence South 77°26' West 106.35 feet to a point; thence South 72°56' West, 245.95 feet to a point on the West line of the Northeast 1/4 of the Northwest 1/4 of Section 16; thence South 00°01'45" East, 94.0 feet to a point; thence East along the South line of the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of said Section 16, 653.82 feet to a point; thence North 00°04' East, 663.50 feet to a point; thence West along the North line of the Northeast 1/4 of the Northwest 1/4, 135.48 feet to the POINT OF BEGINNING.

TOGETHER WITH a non-exclusive right of way and easement for roadway and utility purpose over a strip of land 50 feet in width, 25 feet on each side of a centerline, lying in the Northeast 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 16, Township 12 North, Range 20 East, M.D.B.&M., described as follows:

COMMENCING at a point located South 0°11'05" East, a distance of 331.75 feet from the Quarter corner on the North boundary of said Section 16, and running North 89°50'45" West, 660 feet.

Assessors Parcel No. 27-150-02.

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EXHIBIT "B"

STORM DRAIN EASEMENT

A 20.00 foot wide Storm Drain Easement located within a portion of Section 16, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Parcel 1-D as shown on the Parcel Map for James C. and Christina Powers as recorded in Book 492 at Page 6355 as Document No. 277597, Douglas County, Nevada, Records Office;
thence North $00^{\circ}17'30''$ West, 33.00 feet to THE POINT OF BEGINNING;
thence continuing North $00^{\circ}17'30''$ West, 61.00 feet;
thence North $72^{\circ}40'15''$ East, 67.98 feet;
thence South $00^{\circ}17'30''$ East, 60.92 feet;
thence North $89^{\circ}42'30''$ East, 588.59 feet;
thence South $00^{\circ}02'53''$ East, 20.00 feet;
thence South $89^{\circ}42'30''$ West, 653.50 feet to THE POINT OF BEGINNING,
containing 16,383 square feet more or less.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2294
Minden, Nevada 89423

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EXHIBIT "C"

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that portion of the Northeast quarter of the Northeast quarter of the Northwest quarter of Section 16, Township 12 North, Range 20 East, M. D. B. & M., described as follows:

Commencing at a point located South 0 degrees, 11 minutes, 05 seconds East, a distance of 331.75 feet from the one-quarter corner on the North boundary of said Section 16; thence from the point of commencement continuing South 0 degrees, 11 minutes, 05 seconds East a distance of 331.75 feet; thence North 89 degrees, 50 minutes, 45 seconds West a distance of 660.88 feet; thence North 0 degrees, 04 minutes, 15 seconds East 331.75 feet; thence South 89 degrees, 50 minutes, 45 seconds East 660 feet more or less to the point of commencement.

Assessment Parcel No. 27-150-04.

REQUESTED BY

STEWART TITLE OF DOUGLAS COUNTY
DOUGLAS CO., NEVADA

'95 APR 20 A9:57

LINDA SLATER
RECORDER

\$ 10.00 PAID *JS* DEPUTY

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