

RETURN TO:
Minden-Gardnerville Sanitation District
Post Office Box 568
Minden, Nevada 89423

GRANT OF EASEMENT

APN 25-311-07

This indenture, made and entered into this 3rd. day of September, 1996, by and between C.C. MENELEY JR. AND ADELYNE E. MENELEY, hereinafter referred to as Grantor, and the MINDEN-GARDNERVILLE SANITATION DISTRICT, hereinafter referred to as Grantee,

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, (and other good and valuable consideration), the Grantor hereby grants to the Grantee, its successors and assigns, a permanent easement 20 feet wide for the installation and maintenance of a sewer line, together with other necessary or convenient appurtenances connected therewith, across, over, and upon the following described lands and premises, situate in the County of Douglas, State of Nevada:

See Attached Exhibits "A" and "B"

together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said sewer line and appurtenances.

Grantor agrees that no buildings or structures shall be placed upon, over, or under said easement, now or hereafter without the express approval of the Grantee, except that said parcel may be improved and used for street, road, landscape, or driveway purposes, insofar as such use does not interfere with its use by Grantee for the purposes for which this easement is granted.

It is further agreed that the Grantee shall be responsible for damage to personal property or improvements of Grantor by reason of Grantee's operation, maintenance, repair, or improvements of said sewer line.

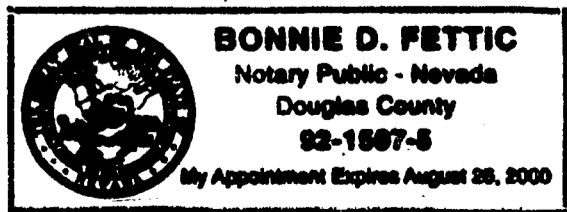
C.C. Meneley Jr.
C.C. Meneley Jr.

Adelyne E. Meneley
Adelyne E. Meneley

STATE OF Nevada)
) ss
COUNTY OF Douglas)

On the 3rd. day of September, 1996, personally appeared before me, a Notary Public, C.C. MENELEY JR. AND ADELYNE E. MENELEY, who acknowledged that they executed the above instrument.

Bonnie D. Fetic
Notary Public



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EXHIBIT "A"

MENELEY
20 FOOT SEWER EASEMENT
NEW ALIGNMENT
LEGAL DESCRIPTION

August 13, 1996

A 20 foot wide sewer easement located within a portion of the Southeast one-quarter of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwesterly corner of the Meneley property identified in Grant Deed recorded in Book 1178 at Page 1161 as Document No. 27465 of the Douglas County Recorder's Office, said point being a 3/8" steel pin;

thence S. 01°19'43" E., along the Westerly line of said Meneley property, 142.97 feet to a 5/8" bolt tagged P.L.S. 3519;

thence N. 89°55'27" W., 121.46 feet to a point on the Easterly line of a proposed sewer line easement;

thence N. 47°25'20" W., along said Easterly line, 29.60 feet;

thence S. 89°55'27" E., 122.79 feet;

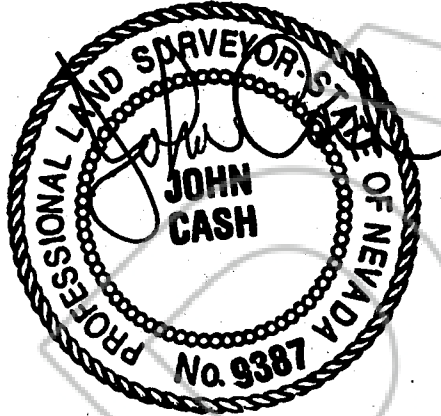
thence N. 01°19'43" W., 122.94 feet to a point on the Easterly line of Parcel No.1 as shown on the Record of Survey for William Hussman, Document No. 275307 of the Douglas County Recorder's Office;

thence S. 89°59'21" E., along said Easterly line, 20.01 feet to the POINT OF BEGINNING.

Containing 5102 square feet more or less.

Basis of Bearing

The North line of the Northeast one-quarter of Section 5, Township 12 North, Range 20 East, MDM, as shown on the Record of Survey for Lund Ranch Partition Line, Document No. 103503 and Certificate of Amendment for the Record of Survey for Lund Ranch Partition Line, Document No. 106544, both of the Douglas County Recorder's Office, (N. 89°53'17" W.).

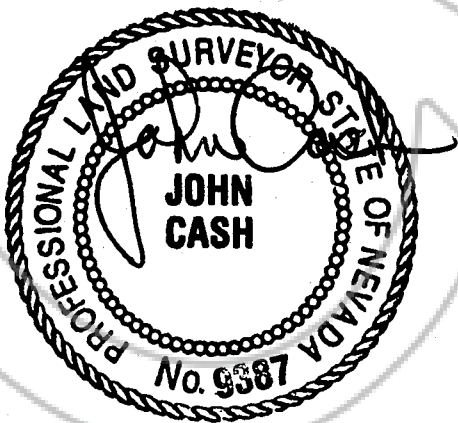
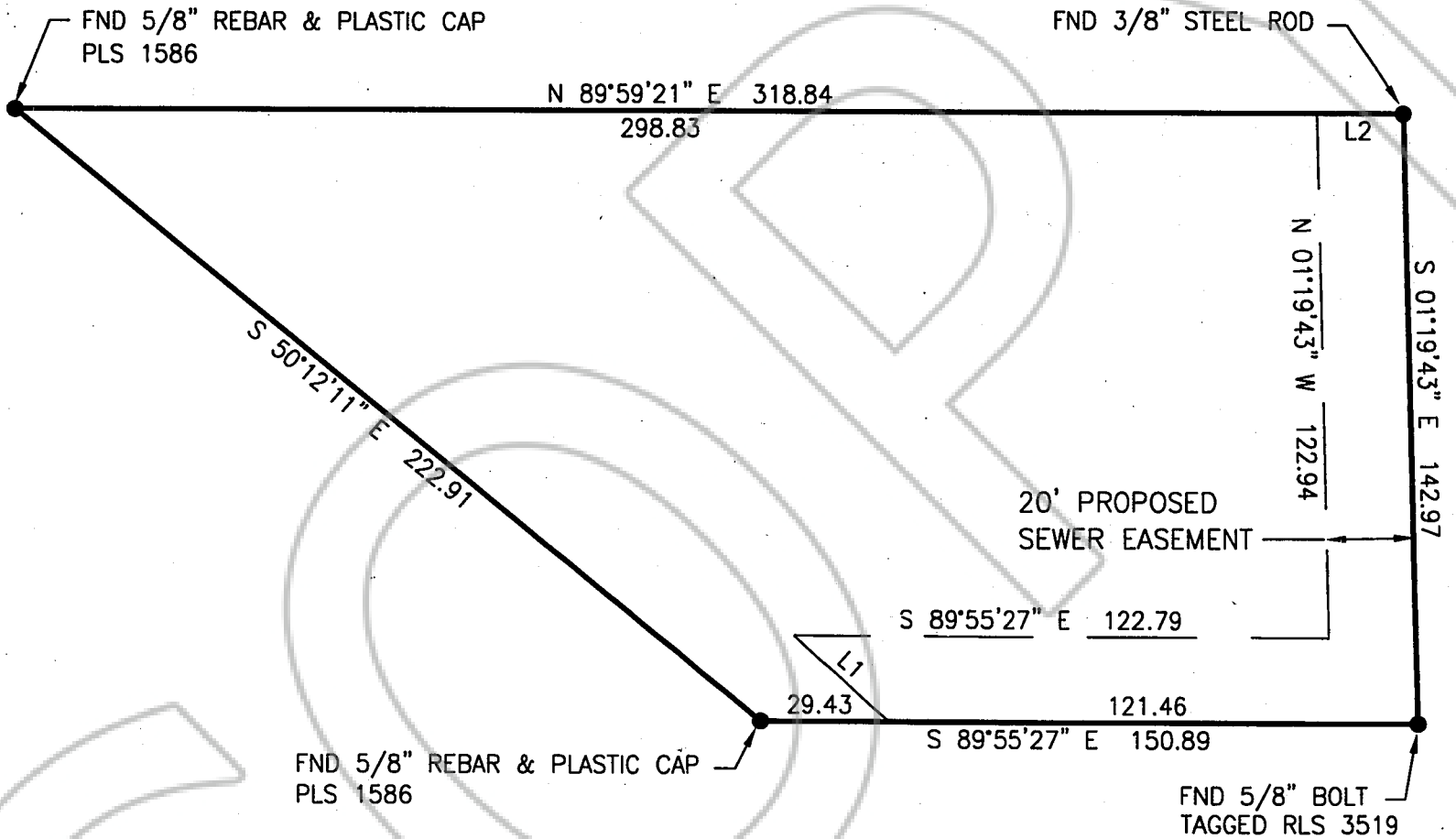


August 13, 1996

LINE	BEARING	DISTANCE
L1	S 47°25'20" E	29.60
L2	N 89°59'21" E	20.01



SCALE 1" = 50'



August 13, 1996

EXHIBIT "A"
20' SEWER EASEMENT
SOUTHEAST 1/4 SEC.32
T.13 N., R.20 E., M.D.M.
DOUGLAS COUNTY, NEVADA

EXHIBIT "B"

C.C. MENELEY
20 FOOT SEWER INTERCEPTOR EASEMENT
LEGAL DESCRIPTION

August 13, 1996

A 20 foot wide sewer easement located within a portion of the Southeast one-quarter of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeasterly corner of Parcel No. 1 as shown the Record of Survey for William Hussman, Document No. 275307 of the Douglas County Recorder's Office, said point being a 5/8" rebar and plastic cap stamped P.L.S. 1586;

thence N. 50°12'11" W., along the Easterly line of said Parcel No. 1, 2.47 feet;

thence N. 47°25'20" W., 208.54 feet to a point on the Easterly line of said Parcel No. 1;

thence N. 89°59'21" E., along said Easterly line, 29.55 feet;

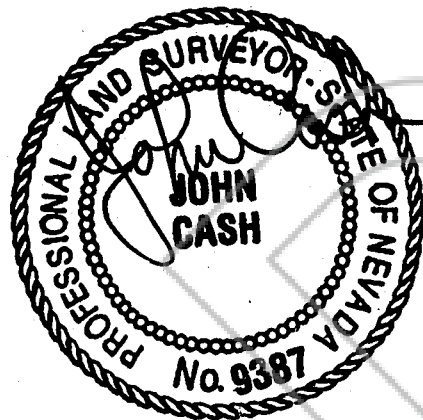
thence S. 47°25'20" E., 210.94 feet to a point on the Northerly line of Parcel 2-B as shown on the Record of Survey for Lund Ranch Partition Line, Document No. 103503 of the Douglas County Recorder's Office;

thence N. 89°55'27" W., along said Northerly line, 29.43 feet to the POINT OF BEGINNING.

Containing 4218 square feet more or less.

Basis of Bearing

The North line of the Northeast one-quarter of Section 5, Township 12 North, Range 20 East, MDM, as shown on the Record of Survey for Lund Ranch Partition Line, Document No. 103503 and Certificate of Amendment for the Record of Survey for Lund Ranch Partition Line, Document No. 106544, both of the Douglas County Recorder's Office, (N. 89°53'17" W.).

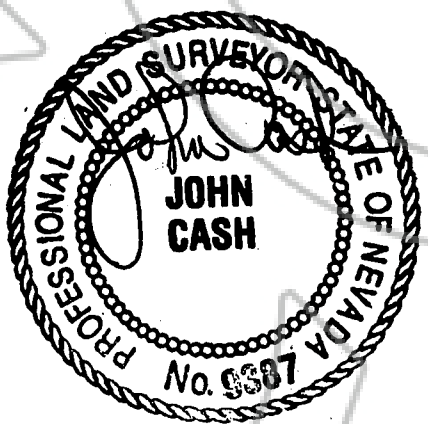
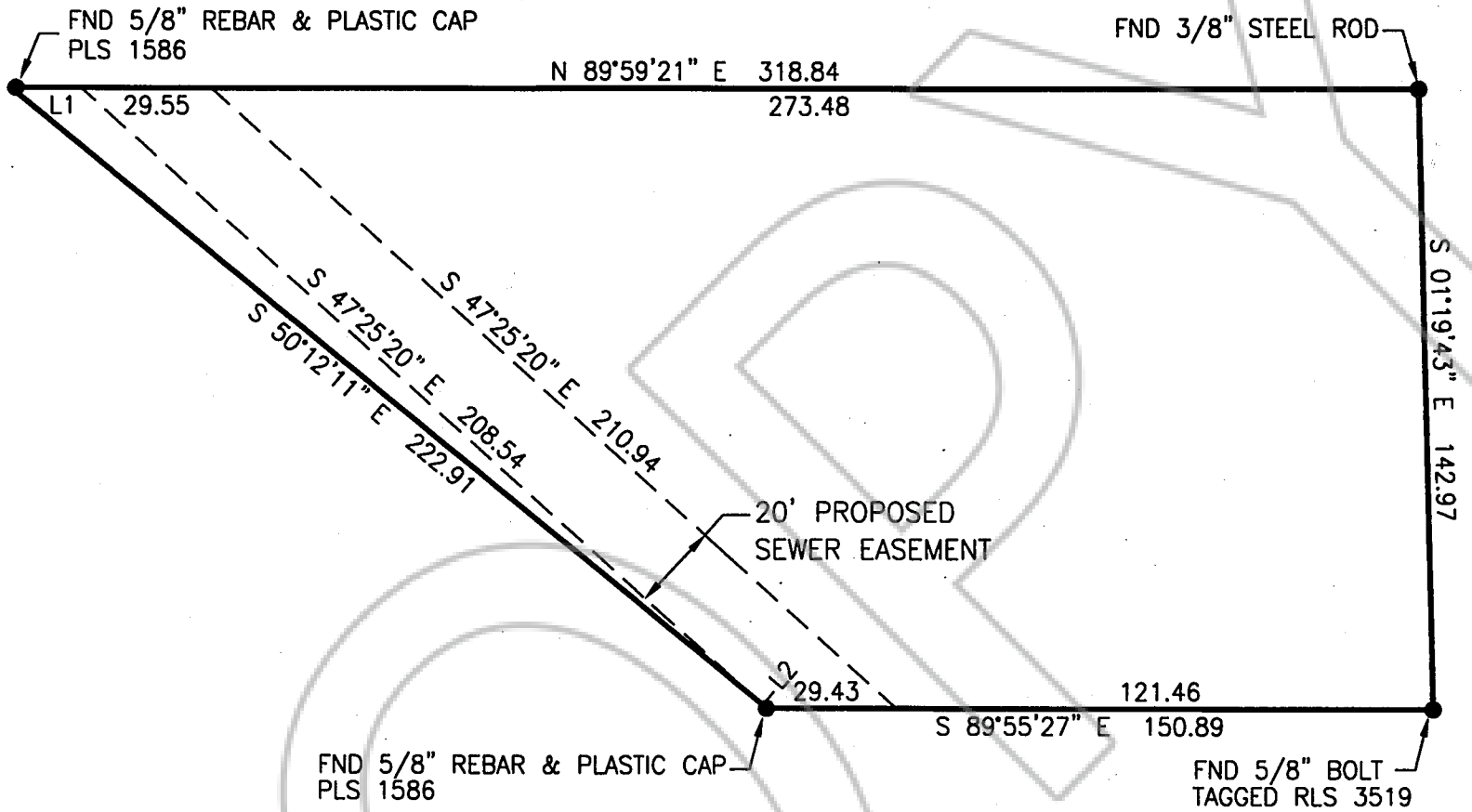


August 13, 1996

LINE	BEARING	DISTANCE
L1	N 89°59'21" E	15.80
L2	S 50°12'11" E	2.47



SCALE 1" = 50'



August 13, 1996

EXHIBIT "B"
20' SEWER EASEMENT
SOUTHEAST 1/4 SEC.32
T.13 N., R.20 E., M.D.M.
DOUGLAS COUNTY, NEVADA

COPY

REQUESTED BY
MGSD
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER
\$1400 PAID *SJ* DEPUTY