

RETURN TO:
Town of Minden
Post Office Box 205
Minden, Nevada 89423

GRANT OF EASEMENT

APN 23-590-01, 03, 04, 05, 06

This indenture, made and entered into this 19th day of Sept., 1996, by and between DANGBERG HOLDINGS NEVADA, LLC, hereinafter referred to as Grantor, and the TOWN OF MINDEN, 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 for the installation and maintenance of a water 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 Legal Descriptions and Exhibits

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 water line and appurtenances.

With the exception of existing improvements, 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, farming or driveway purposes, as well as other uses as approved by the Grantee, insofar as such use does not interfere with its use by Grantee for the purposes for which this easement is granted.

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BK 1096 PG 1268

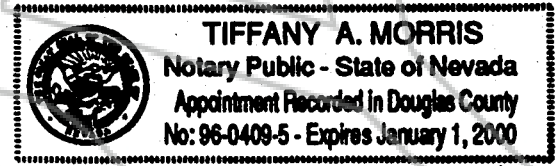
It is further agreed that the Grantee shall be responsible for damage to personal property or improvements of Grantor by reason of Grantee's operation, maintenance, repair, or improvements of said water line.

Dangberg Holdings Nevada LLC

By Bruce Park
Park Cattle Co., a Nevada corporation,
Member, by Bruce Park, President

By Donald E. Bently
Donald E. Bently, Member

STATE OF Nevada)
) ss
COUNTY OF Douglas)



On the 26th day of Sept., 1996, personally appeared before me, a Notary Public, Bruce Park, who acknowledged that he executed the above instrument.

Tiffany Morris
Notary Public

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On the 19th day of Sept., 1996, personally appeared before me, a Notary Public, Donald E. Bently, who acknowledged that he executed the above instrument.

Tiffany A. Morris
Notary Public



BENTLY SCIENCE PARK
BUCKEYE ROAD/REMAINDER PARCEL 32B
WATER LINE EASEMENT
LEGAL DESCRIPTION

September 5, 1996

A 20 foot wide water line easement located within the Northeast one-quarter of Section 29, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the East one-quarter corner of said Section 29, as shown on the Amended Record of Survey for Bently Nevada Corp., Document No. 180280 of the Douglas County Recorder's Office;

thence N. $00^{\circ}28'36''$ E., 22.74 feet to a point on the Northerly easement line of Buckeye Road as shown on said Amended Record of Survey;

thence N. $89^{\circ}29'43''$ W., along said Northerly easement line, 1009.88 feet to a point on the Easterly line of Remainder Parcel 32B as shown on the Record of Survey for Slash Bar H Limited Partnership and Douglas County School District, Document No. 364421, of the Douglas County Recorder's Office, said point being the TRUE POINT OF BEGINNING;

thence N. $89^{\circ}29'43''$ W., along said Northerly easement line, 622.50 feet to a point on the Easterly line of a 7.5 foot public utility easement as shown on said Record of Survey;

thence N. $00^{\circ}30'17''$ E., along said Easterly line, 20.00 feet;

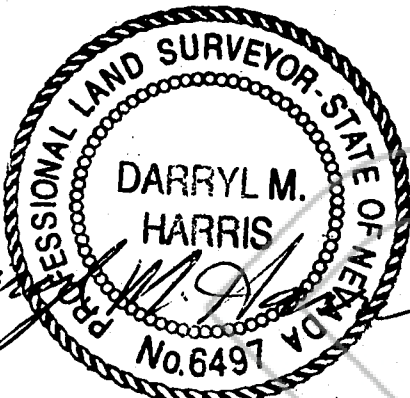
thence S. $89^{\circ}29'43''$ E., 622.50 feet to a point on said Easterly line of Remainder Parcel 32B;

thence S. $00^{\circ}30'17''$ W., along said Easterly line of Remainder Parcel 32B, 20.00 feet to the TRUE POINT OF BEGINNING.

Containing 12,450 square feet more or less.

Basis of Bearing

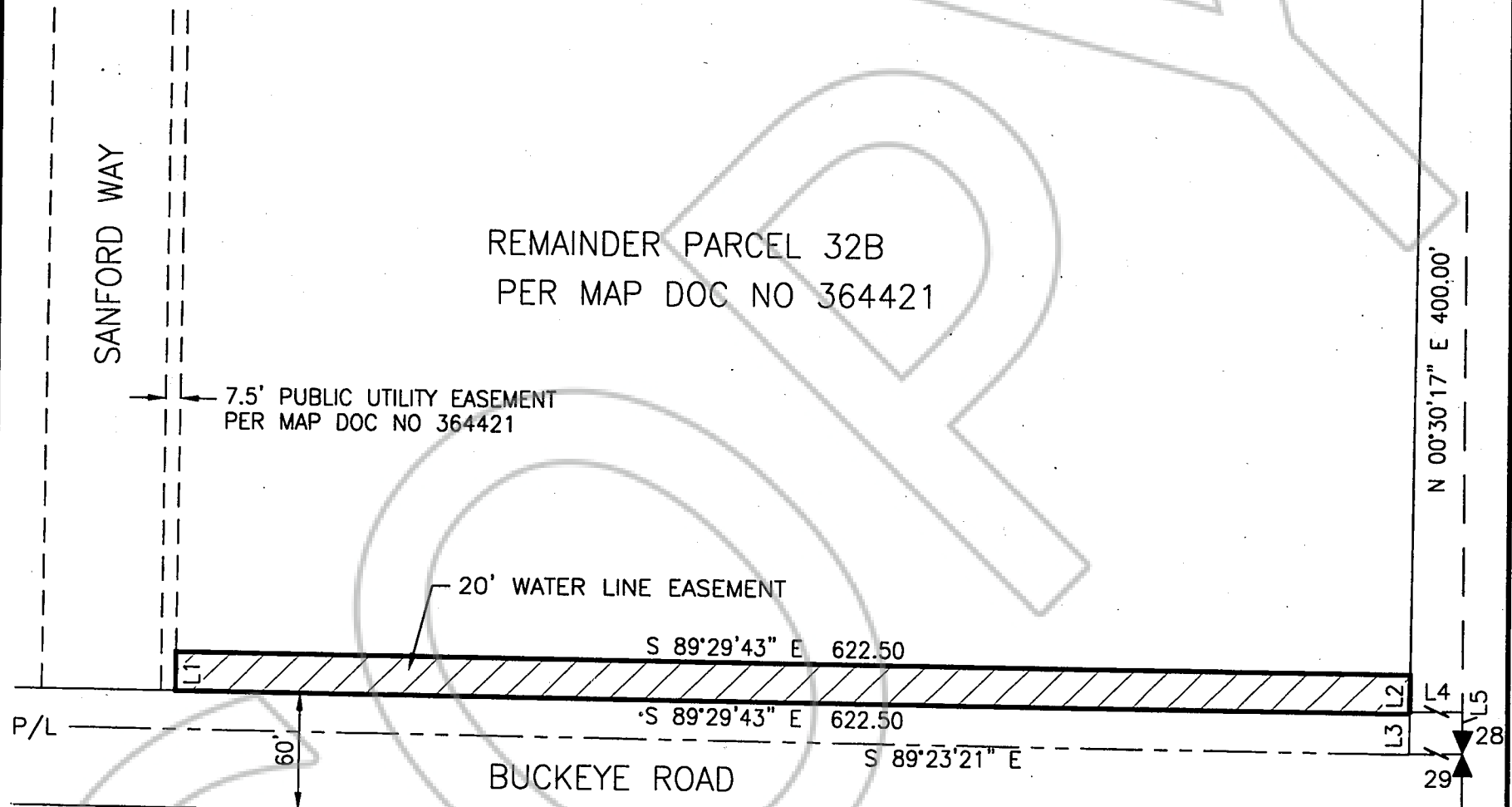
The West line of Parcel No. 4-A as shown on the Record of Survey to Support a Boundary Line Adjustment for Bently Nevada Corporation, Document No. 360668 of the Douglas County Recorder's Office, (N. 00°22'39" E.).

Darryl M. Harris

9-5-96



SCALE: 1" = 100'

LINE	BEARING	DISTANCE
L1	N 00°30'17" E	20.00
L2	S 00°30'17" W	20.00
L3	N 00°30'17" E	20.87
L4	N 89°29'43" W	1009.88
L5	N 00°28'36" E	22.74



Bently Science Park Water Line Easement

BUCKEYE ROAD
REMAINDER PARCEL 32B
PORTION OF THE NORTHEAST 1/4 SEC. 29
T.13 N., R.20 E., M.D.M.
DOUGLAS COUNTY, NEVADA

398244

BENTLY SCIENCE PARK
BUCKEYE ROAD
WATER LINE EASEMENT
LEGAL DESCRIPTION

September 17, 1996

A water line easement located within the North one-half of Section 28 and the Northeast one-quarter of Section 29, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the East one-quarter corner of said Section 29, as shown on the Amended Record of Survey for Bently Nevada Corp., Document No. 180280 of the Douglas County Recorder's Office;

thence N. $00^{\circ}28'36''$ E., 22.74 feet to a point on the Northerly easement line of Buckeye Road as shown on said Amended Record of Survey;

thence N. $89^{\circ}29'43''$ W., along said Northerly easement line, 1009.88 feet to a point on the Easterly line of Remainder Parcel 32B as shown on the Record of Survey for Slash Bar H Limited Partnership and Douglas County School District, Document No. 364421, of the Douglas County Recorder's Office, said point being the TRUE POINT OF BEGINNING;

thence N. $00^{\circ}30'17''$ E., along said Easterly line of Remainder Parcel 32B, 20.00 feet;

thence S. $89^{\circ}29'43''$ E., 1575.44 feet;

thence N. $00^{\circ}30'17''$ E., 5.00 feet;

thence S. $89^{\circ}29'43''$ E., 3076.98 feet;

thence N. $00^{\circ}30'17''$ E., 10.00 feet;

thence S. $89^{\circ}29'43''$ E., 787.13 feet;

thence S. $00^{\circ}30'17''$ W., 15.00 feet;

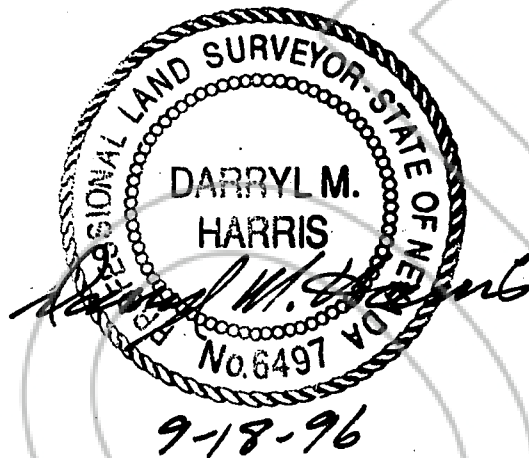
thence S. $89^{\circ}29'43''$ E., 806.60 feet to a point on the Westerly line of Block "I" as shown on the Final Map for Bently Science Park, Document No. 376672 of the Douglas County Recorder's Office;

thence S. 00°22'39" W., along said Westerly line, 20.00 feet to a point on said Northerly easement line of said Buckeye Road;
thence N. 89°29'43" W., along said Northerly easement line, 6246.19 feet to the TRUE POINT OF BEGINNING.

Containing 3.492 acres more or less.

Basis of Bearing

The West line of Parcel No. 4-A as shown on the Record of Survey to Support a Boundary Line Adjustment for Bently Nevada Corporation, Document No. 360668 of the Douglas County Recorder's Office, (N. 00°22'39" E.).



COPY

REQUESTED BY
Town of Minden
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'96 OCT -8 AM 1:19

LINDA SLATER
RECORDER

\$ 0 PAID KJ DEPUTY

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