

Recording requested by, and  
mail tax statements to, and  
when recorded, mail to:

T. Scott Brooke  
Brooke & Shaw  
Post Office Box 2860  
Minden NV 89423  
98070947

**GRANT EASEMENT DEED**

**R.P.T.T. \$ #3**

**THIS INDENTURE WITNESSETH:** That for a valuable consideration, receipt of which is hereby acknowledged, RONALD L. SIMEK, an individual (Grantor), does hereby grant, bargain, sell, and convey to RONALD L. SIMEK, an individual, and LITTLE MONDEAUX LIMOUSIN CORPORATION, a Nevada corporation (Grantees), easement interests in and to all that real property in the County of Douglas, State of Nevada, being adjusted Assessor's Parcel Number 15-060-68, and more specifically described as follows:

1. A non-exclusive access and public utility easement, sixty feet (60') in width, as more particularly described on Exhibit 1 attached hereto and incorporated herein by this reference. Said easement may be offered for dedication to any public entity, in whole or in part, as may be required in connection with the future use or development of Grantors adjacent property, adjusted APN 15-060-69.
2. A private access easement and irrigation facility and maintenance and repair easement, thirty feet (30') in width, as more particularly described on Exhibit 2 attached hereto and incorporated herein by this reference. Said easements are all for the purposes of access to and the repair, maintenance and replacement of an existing irrigation diversion structure, and are in favor of Grantees and their successors as owners of water rights regulated and benefitted by said facilities.
3. A utility easement, twenty feet (20') in width, as more particularly described on Exhibit 3 attached hereto and incorporated herein by this reference. Said easement is for the purpose of access to and construction, maintenance and repair and replacement of an underground power line to Grantor's adjacent property (adjusted APN 15-060-69).

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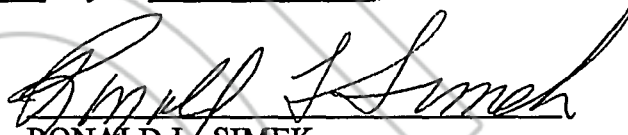
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4. A utility easement, thirty feet (30') in width, as more particularly described on Exhibit 4 attached hereto and incorporated herein by this reference. Said easement is for the purpose of construction, maintenance, repair and replacement of an underground water line.
5. A utility easement, sixty feet (60') in width, as more particularly described on Exhibit 5 attached hereto and incorporated herein by this reference. Said easement is for the purpose of access to and construction, maintenance, repair and replacement of an underground water line. Said easement may include the easement set forth in the Easement Deed, recorded 20 February 1991 at Book 291, Page 2198 as Document 245153. Said easement may be offered for dedication to a public entity.

Said easements shall inure to the benefit and burden of Grantor's and Grantees' heirs, successors, grantees and assigns.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

WITNESS my hand this 10 day of June, 1998.

  
 RONALD L. SIMEK

STATE OF NEVADA )  
 ) ss.  
 COUNTY OF DOUGLAS )

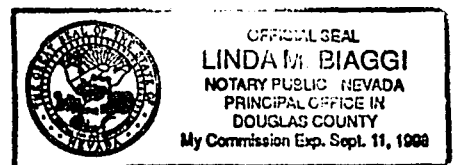
On June 10, 1998, before me, a notary public, personally appeared RONALD L. SIMEK, personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

Linda M. Biaggi  
 Notary Public

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## DESCRIPTION

## 60' Wide Access and Public Utility Easement

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A sixty foot (60') wide easement for access and public utility purposes located within a portion of the Northwest one-quarter of the Southwest one-quarter (NW $\frac{1}{4}$ SW $\frac{1}{4}$ ) of Section 26 and the Northeast one-quarter of the Southeast one-quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southeasterly corner of Parcel 22 as shown on the Record of Survey To Support A Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation, and The Pivot Limited Partnership recorded December 31, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 403935, a point on the westerly line of Jacks Valley Road, the POINT OF BEGINNING;

thence along said westerly line of Jacks Valley Road, South 21°17'11" West, 69.09 feet;

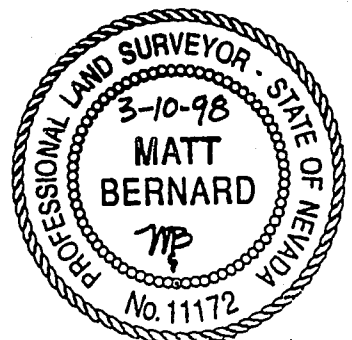
thence South 81°33'57" West, 617.58 feet;

thence North 44°33'53" East, 99.70 feet to the southwest corner of said Parcel 22;

thence along the southerly line of said Parcel 22, North 81°33'57" East, 572.21 feet to the POINT OF BEGINNING, containing 0.82 acres, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE $\frac{1}{4}$ ) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

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



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## DESCRIPTION

## Diversion Structure and Private Access Easement

All that real property situate in the County of Douglas, State of Nevada, described as follows:

An easement for diversion structure and private access purposes located within a portion of the South one-half of the North one-half of the Northwest one-quarter and the West one-half of the Northeast one-quarter of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of the South one-half of the North one-half of the Northwest one-quarter of Section 27, T.14N., R.19E., M.D.M., a found 1996 BLM brass cap as shown on the Record of Survey To Support A Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership recorded December 31, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 403935;

thence South 21°17'48" East, 808.97 feet to the POINT OF BEGINNING;

thence North 57°08'57" West, 229.15 feet;

thence North 80°31'51" West, 450.07 feet;

thence North 77°11'51" West, 257.95 feet;

thence North 81°13'19" West, 232.01 feet;

thence North 88°38'15" West, 240.54 feet;

thence North 72°51'51" West, 114.30 feet;

thence South 74°05'32" West, 105.14 feet;

thence North 76°29'56" West, 108.65 feet;

thence South 36°09'25" West, 82.00 feet;

thence South 53°50'35" East, 51.64 feet;

thence South 36°09'25" West, 150.00 feet;

thence North 53°50'35" West, 150.00 feet;

thence North 36°09'25" East, 150.00 feet;

thence South 53°50'35" East, 73.36 feet;

thence North 36°09'25" East, 98.66 feet;

thence South 76°29'56" East, 118.75 feet;

thence North 74°05'32" East, 105.99 feet;

thence South 72°51'51" East, 118.25 feet;

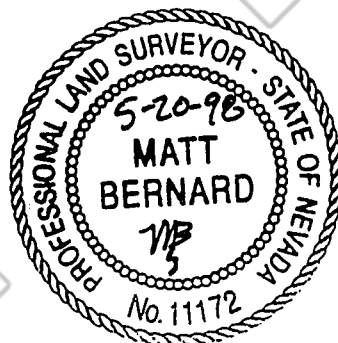
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thence South 88°38'15" East, 238.70 feet;  
thence South 81°13'19" East, 234.51 feet;  
thence South 77°11'51" East, 258.10 feet;  
thence South 80°31'51" East, 454.51 feet;  
thence South 57°08'57" East, 199.72 feet;  
thence South 21°17'48" East, 42.68 feet to the POINT OF  
BEGINNING, containing 1.56 acres, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE $\frac{1}{4}$ ) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

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DESCRIPTION  
20' Wide Public Utility Easement

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A twenty foot (20') wide easement for public utility purposes located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is more particularly described as follows:

Commencing at the southeasterly corner of Parcel 22 as shown on the Record of Survey To Support A Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation, and The Pivot Limited Partnership recorded December 31, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 403935, a point on the westerly line of Jacks Valley Road;

thence along the southerly line of said Parcel 22, South  $81^{\circ}33'57''$  West, 572.21 feet to the southwesterly corner of said Parcel 22;

thence South  $44^{\circ}33'53''$  West, 416.04 feet;

thence North  $45^{\circ}26'07''$  West, 11.37 feet to the POINT OF BEGINNING;

thence South  $16^{\circ}10'34''$  West, 791.23 feet to a point on the northerly line of Parcel 3-A as described in Quitclaim Deed recorded November 5, 1987 in the office of Recorder, Douglas County Nevada in Book 1187, at Page 757, as Document No. 165850, the terminus of this description, containing 0.36 acres, more or less.

The sidelines of the above described strip of land shall be extended and shortened to terminate at the grantor's property line.

The Basis of Bearing of this description is North  $89^{\circ}23'01''$  East, the north line of the Northeast one-quarter ( $NE\frac{1}{4}$ ) of Section 26, T.14N., R.19E., M.D.M. per Map of Diversion Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

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0441787

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**DESCRIPTION**  
**30' Wide Utility Easement**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A thirty foot (30') wide easement for utility purposes located within a portion of the Northeast one-quarter of the Southeast one-quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southeasterly corner of Parcel 22 as shown on the Record of Survey To Support A Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation, and The Pivot Limited Partnership recorded December 31, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 403935, a point on the westerly line of Jacks Valley Road;

thence along the southerly line of said Parcel 22, South 81°33'57" West, 452.72 feet to the POINT OF BEGINNING;

thence South 25°18'04" West, 185.03 feet;

thence South 34°53'08" West, 341.67 feet;

thence North 45°26'07" West, 30.43 feet;

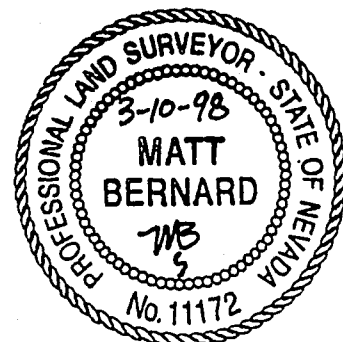
thence North 34°53'08" East, 334.04 feet;

thence North 25°18'04" East, 162.48 feet to a point on said southerly line of Parcel 22;

thence along said southerly line of Parcel 22, North 81°33'57" East, 36.07 feet to the POINT OF BEGINNING, containing 0.35 acres, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE $\frac{1}{4}$ ) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

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Minden, Nevada 89423



0441787

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**DESCRIPTION**  
**60' Wide Utility Easement**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A sixty foot (60') wide easement for utility purposes located within a portion of the Northeast one-quarter of the Southeast one-quarter (NE $\frac{1}{4}$ SE $\frac{1}{4}$ ) of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southeasterly corner of Parcel 22 as shown on the Record of Survey To Support A Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation, and The Pivot Limited Partnership recorded December 31, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 403935, a point on the westerly line of Jacks Valley Road;  
 thence along said westerly line of Jacks Valley Road, South 21°17'11" West, 950.39 feet to the POINT OF BEGINNING;  
 thence North 45°26'07" West, 719.97 feet;  
 thence North 44°33'53" East, 60.00 feet;  
 thence South 45°26'07" East, 694.16 feet to a point on said westerly line of Jacks Valley Road;  
 thence along said westerly line of Jacks Valley Road, South 21°17'11" West, 65.32 feet to the POINT OF BEGINNING, containing 0.97 acres, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE $\frac{1}{4}$ ) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

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 P.O. Box 2294  
 Minden, Nevada 89423

REQUESTED BY  
**STEWART TITLE of DOUGLAS COUNTY**  
 IN OFFICIAL RECORDS OF  
 DOUGLAS CO., NEVADA



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LINDA SLATER  
 RECORDER  
 \$14<sup>00</sup> PAID *KJ* DEPUTY