

1 WHEN RECORDED, MAIL TO:
2 FIRST AMERICAN TITLE COMPANY OF NEVADA
3 Post Office Box 645
4 Zephyr Cove, Nevada 89448

5 GRANT OF EASEMENT

6 This Grant of Easement is made and entered into this
7 2 day of July, 1998, by and between STANLEY SUMMERS, as
8 Executor of the ESTATE OF HELENE M. STAMBAUGH, deceased,
9 hereinafter referred to as "Grantor," and STANLEY C. SUMMERS, an
10 unmarried man, as his sole and separate property, hereinafter
11 referred to as "Grantee."

12 WHEREAS, Grantor is the owner of certain real property
13 situate in the County of Douglas, State of Nevada, hereinafter
14 referred to as the "Servient Tenement," described as follows:

15 See Exhibit "A," attached hereto,
16 entitled "DESCRIPTION", Adjusted APN
17 03:220:18; and

18 WHEREAS, Grantee is the owner of certain real property
19 situate in the County of Douglas, State of Nevada, hereinafter
20 referred to as the "Dominant Tenement," and more particularly
21 described as follows:

22 See Exhibit "B," attached hereto,
23 entitled "DESCRIPTION", Adjusted APN
24 03:220:19; and

25 WHEREAS, Grantee desires to acquire certain rights in the
26 Servient Tenement; and

27 WHEREAS, Grantor desires to grant certain rights to
28 Grantee in the Dominant Tenement.

NOW, THEREFORE, it is mutually agreed to as follows:

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1 1. For valuable consideration, Grantor hereby grants to
2 Grantee an easement which is appurtenant to the Dominant Tenement
3 and across the Servient Tenement and more particularly described as
4 follows:

5 See Exhibit "C," attached hereto,
6 entitled "DESCRIPTION," Roadway
 and Utility Easement

7 2. The easement granted herein is a non-exclusive
8 easement, but is specifically granted to Grantee to allow Grantee
9 entry and egress to Grantee's property described on Exhibit "B,"
10 attached hereto.

11 3. That the Grantor and Grantee shall share the costs
12 of reasonable maintenance of the easement across the Servient
13 Tenement equally.

14 4. This Grant of Easement is binding upon the
15 properties described herein as Exhibits "A" and "B," and is binding
16 and shall inure to the benefit of the respective heirs, personal
17 representatives, successors and assigns of the properties and the
18 parties hereto.

19 IN WITNESS WHEREOF, the parties hereto have executed this
20 instrument on the day and year first above written.

21 GRANTOR:

GRANTEE:

22 ESTATE OF HELENE M. STANBAUGH,

STANLEY C. SUMMERS

23
24 *Stanley Summers*
25 BY: STANLEY SUMMERS,
26 Executor

Stanley C. Summers
25 BY: STANLEY C. SUMMERS

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1 ACKNOWLEDGEMENT

2 STATE OF NEVADA)
3 COUNTY OF DOUGLAS) ss.

4 On this 2nd day of July, 1998, before me, a Notary
5 Public, personally appeared STANLEY SUMMERS, Executor of the ESTATE
6 OF HELENE M. STAMBAUGH, personally known to me or proved to me on
7 the basis of satisfactory evidence to be the person whose name is
8 subscribed to this GRANT OF EASEMENT and acknowledged that he
9 executed it freely and voluntarily, and for the uses and purposes
10 therein mentioned.

11 IN WITNESS WHEREOF, I have hereunto set my hand and
12 affixed my official seal in the County and State above-named, the
13 day and year in this certificate first above written.

14 *Cherie K. Brooks*

15 NOTARY PUBLIC



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ACKNOWLEDGEMENT

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2 STATE OF NEVADA)
3) ss.
4 COUNTY OF DOUGLAS)

5 On this 2nd day of July, 1998, before me, a Notary
6 Public, personally appeared STANLEY C. SUMMERS, personally known to
7 me or proved to me on the basis of satisfactory evidence to be the
8 persons whose names are subscribed to this GRANT OF EASEMENT and
9 acknowledged that they executed it freely and voluntarily, and for
10 the uses and purposes therein mentioned.

11 IN WITNESS WHEREOF, I have hereunto set my hand and
12 affixed my official seal in the County and State above-named, the
13 day and year in this certificate first above written.

14 Cherie K. Brooks
15 NOTARY PUBLIC



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DESCRIPTION
Adjusted APN 03:220:18

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

All that portion of Parcel 1 as shown on that certain Parcel
Map, filed for record on November 23, 1976, as Document
#04827, more particularly described as follows:

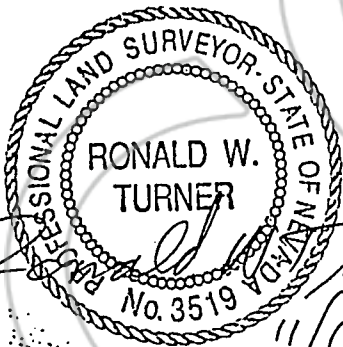
Beginning at the Southeast corner of said Parcel 1;
thence North 89 53'44" West 174.48 feet;
thence North 0 30'54" East 163.80 feet;
thence South 89 53'27" East 175.39 feet;
thence South 0 50'00" West 163.79 feet (South 01 02'26" West
163.78 feet record) to the POINT OF BEGINNING.

Containing 28,652 square feet, more or less.

The Basis of Bearing for this description is the above
referenced Parcel Map.

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

Prepared by: Turner & Associates, Inc.
Land Surveying
PO Box 5067
Stateline, NV 89449



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Exhibit A

BK0798PG3018

JN 97126
11-17-97

DESCRIPTION
Adjusted APN 03:220:19

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

All that portion of Parcel 1 and 2 as shown on that certain
Parcel Map, filed for record on November 23, 1976, as
Document #04827, more particularly described as follows:

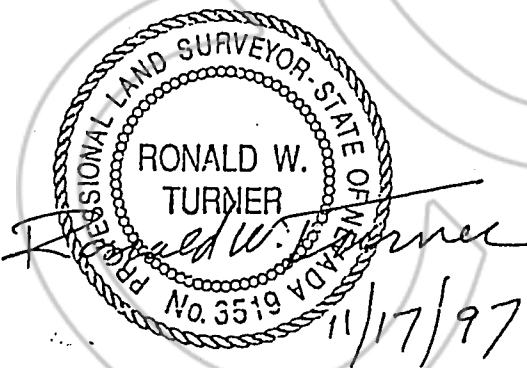
Beginning at the Southeast corner of said Parcel 2;
thence North 89 53'14" West 236.44 feet to a point on the
approximate High Water Line of Lake Tahoe;
thence Northeasterly along the approximate High Water Line
182 feet, more or less,
thence South 89 53'27" East 159.10 feet;
thence South 0 30'54" West 163.80 feet to the POINT OF
BEGINNING.

Containing 32,467 square feet, more or less.

The Basis of Bearing for this description is the above
referenced Parcel Map.

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

Prepared by: Turner & Associates, Inc.
Land Surveying
PO Box 5067
Stateline, NV 89449



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Exhibit B

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DESCRIPTION
ROADWAY & UTILITY EASEMENT

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

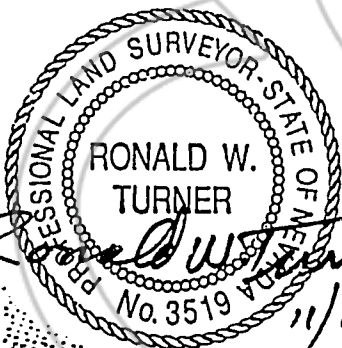
All that portion of Parcel 1 as shown on that certain Parcel
Map, filed for record on November 23, 1976, as Document
#04827, more particularly described as follows:

Beginning at the Northeast corner of said Parcel 1;
thence South 0 50'00" West 20.00 feet;
thence South 85 39'11" West 62.93 feet;
thence North 88 24'41" West 67.14 feet;
thence South 74 50'21" West 47.20 feet;
thence North 0 30'54" East 20.77 feet;
thence North 74 50'21" East 44.53 feet;
thence South 88 24' 41" East 69.00 feet;
thence North 85 39'11" East 61.89 feet to the POINT OF
BEGINNING.

The Basis of Bearing for this description is the above
referenced Parcel Map.

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

Prepared by: Turner & Associates, Inc.
Land Surveying
PO Box 5067
Stateline, NV 89449



REQUESTED BY
FIRST AMERICAN TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

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LINDA SLATER
RECORDER
\$13⁰⁰ PAID *K2* DEPUTY