

ACCM 1455

RPTT - X Exempt 3

When Recorded Mail to
the Grantee as follows:
SYNCON HOMES
c/o Leo A. Hanly
2221 Meridian Blvd. #A
Minden, NV 89423
A Portion of APN: 21-280-390

EASEMENT DEED

THIS INDENTURE, made this 15th day of September, 1999, by and between
SUNRIDGE CORPORATION, a Nevada corporation (hereinafter referred to as "GRANTOR"),
and SYNCON HOMES, a Nevada corporation (hereinafter referred to as "GRANTEE");

WITNESSETH:

WHEREAS, GRANTOR is the owner of certain real property located in Douglas
County, Nevada, known as A.P.N. 21-280-390; and

WHEREAS, GRANTEE is the owners of certain real property located in Douglas
County, Nevada, known as A.P.N. 21-280-380; and

WHEREAS, GRANTOR desires to convey and GRANTEE desires to receive an
easement for access, utilities and drainage over a portion of GRANTOR's real property referenced
above for the benefit of GRANTEE's real property referenced above ;

NOW, THEREFORE, the undersigned GRANTOR, for good and valuable
consideration, the receipt of which is hereby acknowledged, hereby grants, bargains and sells unto
GRANTEE, and to its heirs, successors and assigns, all right, title and interest to a non-exclusive
easement for access, drainage and public and private underground utility purposes across a portion
A.P.N. 21-280-390 more particularly described in Exhibit "A" hereto which is incorporated by
this reference as if fully set forth herein for the benefit of A.P.N. 21-280-380.

A.P.N. 21-280-390 is improved real property upon which an eighteen hole golf
course is located. Any construction, maintenance or repair of improvements within said easement
shall take place in such a manner so as not to unreasonably disrupt the ongoing use of the A.P.N.
21-280-390. All work with regard to improvements within the easement shall take place only after

reasonable notification to the Owner of A.P.N. 21-280-390 and upon the reasonable approval of such owner regarding the scheduling and manner of such work. GRANTEE is not required to provide advance notice of the owner of A.P.N. 21-280-390 of emergency repairs if it would be unreasonable to provide such notice before making the emergency repairs. GRANTEE shall be responsible for immediately returning any disturbed portion of A.P.N. 21-280-390 to its prior improved condition following the construction, maintenance or repair of any improvement within said easement.

The burdens and benefits of the said easement shall run with the land.

IN WITNESS WHEREOF, said GRANTOR has executed this instrument on the day and year first above written.

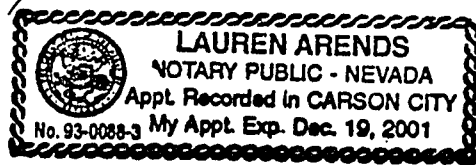
SUNRIDGE CORPORATION

~~_____~~
BILL WELLMAN, President

STATE OF NEVADA)
) : ss.
CARSON CITY)

On September 15, 1999, personally appeared before me, a notary public, BILL WELLMAN, President of Sunridge Corporation, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Easement Deed, who acknowledged to me that he executed the foregoing document.

Lauren Arends
NOTARY PUBLIC



LEGAL DESCRIPTION
FOR
ACCESS, P.U.E., AND DRAINAGE EASEMENT
APN - - .

That portion of the N 1/2 of Section 8, Township 14 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, more particularly described as follows:

Beginning at the N 1/16 corner of Section 8, said point being a 5/8" rebar, per document No. 135681, thence through the following courses;

1. North 89°55'15" East, 1107.72 feet;
2. South 50°58'25" West, 169.48 feet;
3. North 00°04'45" West, 76.54 feet;
4. South 89°55'15" West, 1218.78 feet;
5. North 00°02'57" West, 30.13 feet;
6. North 89°57'03" East, 242.85 feet to the TRUE POINT OF BEGINNING.

AREA OF 43,600 SQ. FT. OR 1.00 ACRES

The bearing of North 00°01'13" West for the West Section line of Section 17, Township 14 North, Range 20 East, M.D.B. & M., per Document No. 363687 of Official Records of Douglas County, was used as the Basis of Bearings for this description.

P.O.B.

FOUND N 1/16 SEC. 8
5/8" REBAR/NO CAP
ACCEPTED AS POINT
PER DOCUMENT No. 135681

APN 13-040-08

FOUND
5/8" REBAR/CAP
PER DOCUMENT
No. 356642

FOUND
IRON PIN TOP WAS
BROKEN OFF. ACCEPTED
AS POINT SET PER
DOCUMENT No. 320490

APN 13-040-07

N89°55'15"E 2561.39'
1107.72'

N00°04'45"V 76.54'

1218.78'

N89°55'15"E

652.92'
N89°57'03"E

848.85'

N00°02'57"V 30.13'

E 611.00'
339.47'

SEE
NOTE

SYNCON HOMES,
A NEVADA CORPORATION
APN

SUNRIDGE
CORPORATION
APN

NOTE:

= ACCESS, P.U.E., AND
DRAINAGE EASEMENT.
AREA = 43,600 SQ. FT.
= 1.00 ACRES

N.T.S.

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

1999 SEP 16 AM 10: 39

LINDA SLATER
RECORDER

\$10.00 PAID *Kg* DEPUTY

EXHIBIT "A" 0476692

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