

Stewart TMA

99022023

WHEN RECORDED MAIL TO:

James R. Hales, Esq.
Post Office Box 2080
Minden, NV 89423

APN 07-341-02 &
07-341-03
07-341-01

RPT# #3

GRANT OF EASEMENT

NELLO J. OLIVO, JR. and DANICA OLIVO, husband and wife as joint tenants, of Cameron Park, California, hereafter referred to as "Grantors," for the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, including resolution of claims which the parties have against each other for ownership in the below described land, does hereby convey to FRANK A. DANIHEL and IRENE DANIHEL, as joint tenants with right of survivorship, of Zephyr Cove, County of Douglas, State of Nevada, hereinafter referred to as "Grantees," an easement and private right-of-way over and across real property owned by Grantors which is not enclosed by the gate, fencing or other improvements, which right of way shall be and is over the following described property:

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

That portion of Lot 1, Block C, of Kingsbury Highlands No. 1, filed for record on November 21, 1960, as Document No.16916 more particularly described as follows:

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Beginning at the Northeast corner of said Lot 1;
thence South 24 degrees 17'48" West 10.00 feet;
thence North 56 degrees 05'51" West 19.00 feet;
thence South 85 degrees 39'58" East 20.00 feet to the Point of Beginning.

Containing 94 square feet, more or less.

The basis for this bearing for this description is the above-referenced Kingsbury Highlands No. 1.

Grantees' adjacent property is more particularly described as follows:

Lot 2, Block C, as shown on the map of KINGSBURY HIGHLANDS, filed in the office of the County Recorder of Douglas County, Nevada, on November 21, 1960.

The easement and private right-of-way conveyed by this instrument is for the sole purpose of access to Grantees' adjacent property.

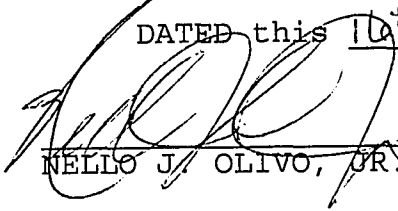
The route and course of the private right-of-way shall be as set forth in the map attached hereto as exhibit 1. This grant


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and conveyance is a covenant that shall run with the land in perpetuity.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed at Western Sierra Bank, on the date indicated below.

DATED this 16th day of December, 1999.

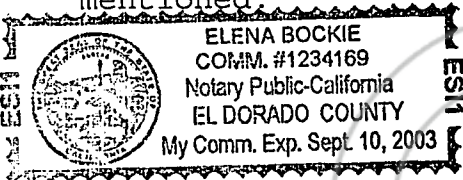

NELLO J. OLIVO, JR.


DANICA OLIVO

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF El Dorado) ss.

On this 16 day of December, 1999 personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, **NELLO J. OLIVO, JR.**, known or proved to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

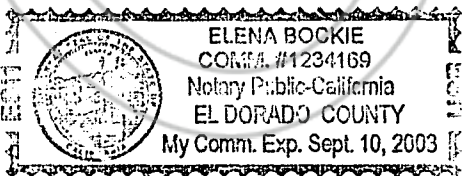



NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF California)
COUNTY OF El Dorado) ss.

On this 16 day of December, 1999 personally appeared before me, the undersigned Notary Public in and for the County and State aforesaid, **DANICA OLIVO**, known or proved to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.




NOTARY PUBLIC

A

TURNER & ASSOCIATES, INC.

Land Surveying

(702) 588-5858

KJER CENTER - KINGSBURY GRADE
P.O. BOX 5087 - STATELINE, NEVADA 89449

DATE	11-99	JOB NO.	99301
PROJECT	BOUNDARY SURVEY		
BY	WJT	PAGE	1 OF 1
LOT 2, BLK. C, KINGSBURY			

HIGHLANDS NO. 1
 APN 07-341-02
 486 Laurel Lane, Do. Co., NV

07-341-02

NO SCALE

N 0° 00' 19" E

83.00'

N 82° 22' 10" E
241.11'

LOT 2

20,755 SQ. FT
0.481 AC ±

72.56'

N 85° 59' 58" W

43.07'

K=180.05'
A=16° 33' 18"
L=52.02'

48" E

37'

N 24° 37'

25'

LAUREL LANE

LAUREL

Proposed driveway easement

LOT 1

• ... Set 3/4" IP & PLS
PLS 3519

• ... Set 1/2" bar & PLS
PLS 3519

EXHIBIT 1 0483119

RONALD W. TURNER
Ronald W. Turner
 11/24/99

REQUESTED BY
STEWART TITLE of DOUGLAS COUNTY

IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

1999 DEC 21 PM 2: 57

LINDA SLATER
RECORDER

\$ 11.00 PAID JS DEPUTY

0483119

BK 1299PG4024