

✓ **RECORDED AT THE REQUEST OF
AND RETURN TO:**

John Campbell and Martha Kinder
1608 9th Street
Minden, NV 89423

LANDSCAPE EASEMENT

THIS INDENTURE made this 8th day of May, 2000, by and between John Campbell and Martha Kinder, record owners of that property known as 1650 Mono Avenue, Minden, Nevada, Douglas County APN 1320-29-410-045, party of the first part ("Grantor"), and John Campbell and Martha Kinder, record owners of that property commonly known as 1608 9th Street, Minden, Nevada, 89423, Douglas County, Nevada, APN 1320-29-410-046 ("Grantee") who recite and declare as follows:

WITNESSETH

Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, does by these presents, grant, bargain and sell unto Grantee and their heirs and assigns forever, a perpetual landscape easement within APN 1320-29-410-045, referred to as the servient tenement for the use and benefit of Grantee and APN 1320-29-410-046, here referred to as the dominant tenement. This grant of easement is subject to the provisions of this easement deed as set forth herein.

Grantor grants to Grantee an easement appurtenant to the dominant tenement for the right of maintaining certain landscape improvements, including without limitation trees and other vegetation, across the servient tenement in perpetuity.

The landscape easement for the benefit of the dominant tenement is located on the servient tenement as set forth in Exhibit "A" attached hereto and incorporated herein as if set forth in full.

The landscape easement granted by this instrument imposes the following restrictions on the future use and enjoyment of the servient tenement to prevent the impairment or destruction of the landscape improvements located within the described easement. The easement conveyed by this instrument is for the sole purpose of locating, establishing, constructing, planting and maintaining over, under and across the servient tenement the landscape improvements located on the demised premises.

Grantee shall at all times maintain and repair the landscape improvements located within, on or under the property described in Exhibit "A".

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Grantee, their agents, contractors or employees shall have the reasonable right of ingress and egress to and from the property described in Exhibit "A" for the purpose of maintaining, repairing and keeping said landscape improvements and facilities (and all the necessary incidents thereto).

The dominant tenement is further described as:

"Lots 9, 10, 11 and 12, in Block 1, of AMENDED MAP OF WEST ADDITION OF THE TOWN OF MINDEN, Douglas County, Nevada according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 5, 1915.

The servient tenement is further described as:

Lots 7 and 8 in Block 1, of AMENDED MAP OF WEST ADDITION OF THE TOWN OF MINDEN, Douglas County, Nevada according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 5, 1915.

Together with all and singular tenements, hereditaments, and appurtenances thereonto belonging or in anywise appertaining.

IN WITNESS WHEREOF, Grantors have signed this landscape easement on the day and year first above-written.


JOHN CAMPBELL, Grantor


MARTHA KINDER, Grantor

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On May 8, 2000, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared JOHN CAMPBELL and MARTHA KINDER known to me to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.


NOTARIAL OFFICER



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**JOHN CAMPBELL
LANDSCAPE EASEMENT**

A Landscape Easement located within a portion of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

The Southeasterly 5.00 feet of Lot 8, Block "I" of the Record Map of the West Addition to Town of Minden (Amended), recorded in Book 01, more particularly described as follows:

Beginning at the Northeasterly corner of said Lot 8, Block "I";
thence South 26°35' West, 105.00 feet;
thence North 63°25' West, 5.00 feet;
thence North 26°35' East, 105.00 feet;
thence South 26°35' East, 5.00 feet to THE POINT OF BEGINNING, containing 525 square feet, more or less.

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

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



EXHIBIT "A"

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REQUESTED BY
Rowed Hale LLP
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA
2000 MAY -9 AM 11:21
LINDA SLATER
RECORDER
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