

✓ APN: 19-100-05
WHEN RECORDED RETURN TO:
JAMES T. RUSSELL, ESQ.
P.O. Box 646
Carson City, NV 89702

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

EASEMENT DEED

THIS INDENTURE, made this 20th day of June, 2000,
by and between LEE W. BERGEVIN and SHARON BERGEVIN; JAMES TODD RUSSELL and
JEANNE B. RUSSELL, Trustees of the TODD AND JEANNE RUSSELL FAMILY TRUST; and
FREDERICK W. DRESSLER and LOLA MARY DRESSLER, Trustees of the FREDERICK AND
LOLA MARY DRESSLER FAMILY TRUST, hereinafter referred to as "Grantors," and LEE W.
BERGEVIN and SHARON BERGEVIN; JAMES TODD RUSSELL and JEANNE B. RUSSELL,
Trustees of the TODD AND JEANNE RUSSELL FAMILY TRUST; and FREDERICK W.
DRESSLER and LOLA MARY DRESSLER, Trustees of the FREDERICK AND LOLA MARY
DRESSLER FAMILY TRUST, hereinafter referred to as "Grantees,"

WITNESSETH:

WHEREAS, the Grantors are the owners of certain parcels of land identified as APN
19-100-05 ("servient tenement");

WHEREAS, the Grantees are the owners of certain parcels of land identified as APN
19-100-05 ("dominant tenement").

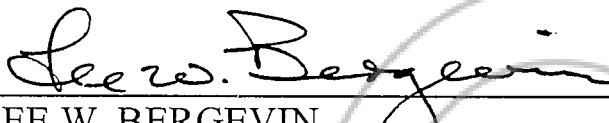
The undersigned Grantors, for good and valuable consideration, the receipt of which
is hereby acknowledged, do hereby grant, bargain, sell, convey, transfer and deliver unto Grantees,
their successors and assigns, in, to, over, across, under, beneath and through that portion of Grantors'
parcels, described in Exhibits "A," "B" and "C" attached hereto and incorporated herein by this
reference, an exclusive sixty (60) foot wide easement and right-of-way, described in Exhibit "D"
attached hereto and incorporated herein by this reference, for purpose of installing,

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facilitating, maintaining, repairing, or replacing public utilities and ditch maintenance, together with ingress, egress and the right to enter upon Grantors' land described in Exhibits "A," "B" and "C" for the purpose of making any and all improvements and operating, maintaining and repairing the same, and together with the right of the Grantees, their successors and assigns, to grant, transfer and assign said easement and right-of-way to any utility company, private or governmental agency, body, subdivision, district, association or entity for the same said purposes. This grant of easement shall run with the land and shall be binding upon and shall inure to the benefit of the Grantees, their heirs, successors and assigns.

TO HAVE AND TO HOLD the said easement and right-of-way unto the said Grantees and unto their successors and assigns forever.

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



LEE W. BERGEVIN

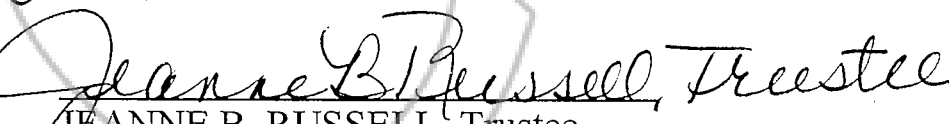


SHARON BERGEVIN

THE TODD AND JEANNE RUSSELL
FAMILY TRUST

By: 

JAMES TODD RUSSELL, Trustee

By: 

JEANNE B. RUSSELL, Trustee

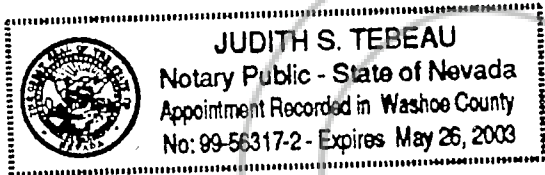
THE FREDERICK AND LOLA MARY
DRESSLER FAMILY TRUST

By: *Frederick W. Dressler*
FREDERICK W. DRESSLER

By: *Lolamary Dressler*
LOLA MARY DRESSLER

STATE OF NEVADA)
) : SS.
COUNTY OF WASHOE)

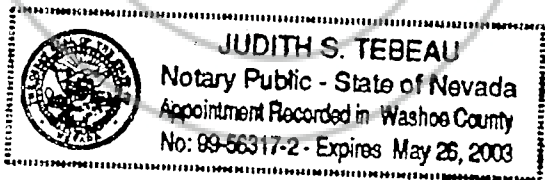
On JUNE 15, 2000, personally appeared before me, a notary public, LEE W. BERGEVIN, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, who acknowledged to me that he executed the foregoing document.



Judith S. Tebeau
NOTARY PUBLIC

STATE OF NEVADA)
) : SS.
COUNTY OF WASHOE)

On JUNE 15, 2000, personally appeared before me, a notary public, SHARON BERGEVIN, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, who acknowledged to me that he executed the foregoing document.

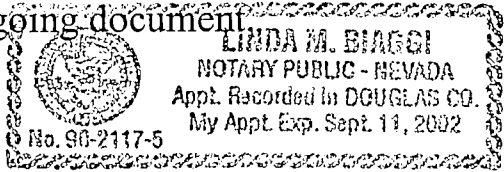


Judith S. Tebeau
NOTARY PUBLIC

STATE OF NEVADA)

COUNTY OF Douglas) : SS.

On June 15, 2000, personally appeared before me, a notary public, JAMES TODD RUSSELL and JEANNE B. RUSSELL, Trustees of THE TODD AND JEANNE RUSSELL FAMILY TRUST, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, who acknowledged to me that they executed the foregoing document.

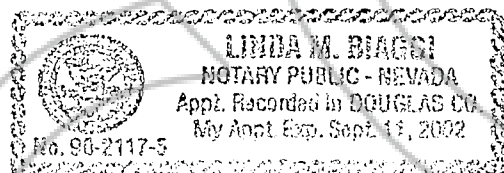


Linda M. Biaggi
NOTARY PUBLIC

STATE OF NEVADA)

COUNTY OF Douglas) : SS.

On June 20, 2000, personally appeared before me, a notary public, FREDERICK W. DRESSLER and LOLA MARY DRESSLER, Trustees of THE FREDERICK AND LOLA MARY DRESSLER FAMILY TRUST, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document, who acknowledged to me that they executed the foregoing document.



Linda M. Biaggi
NOTARY PUBLIC

**DESCRIPTION
ADJUSTED PARCEL 1**

A parcel of land located with a portion of Section 2, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a point on the southerly right-of-way of Mottsville Lane, a found 1/2 iron pipe, no tag, the northeast corner of Parcel 4 as shown on the Record of Survey recorded in the office of Recorder, Douglas County, Nevada as Document No. 41830, THE POINT OF BEGINNING;

thence along the southerly right-of-way, North 73°30'45" East, 124.01 feet;
thence continuing along said southerly right-of-way, South 89°55'38" East, 543.90 feet;

thence along said southerly right-of-way as described in Grant Deed to Douglas County recorded in the office of Recorder, Douglas County, Nevada in Book 997, at Page 3386, the following courses:

- South 00°04'22" West, 25.00 feet;
- South 89°55'38" East, 140.00 feet;
- North 67°27'10" East, 65.00 feet;

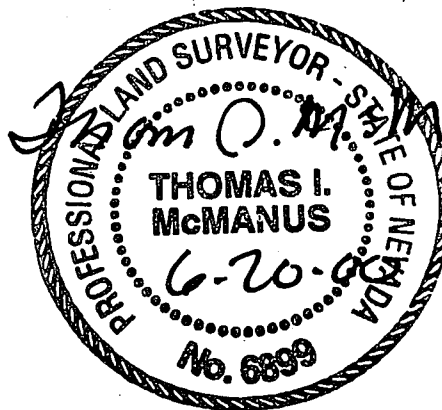
thence continuing along said southerly right-of-way, South 89°55'38" East, 537.14 feet;

- thence South 19°00'55" East, 1744.43 feet;
- thence North 89°55'38" West, 1409.97 feet;

thence North 19°05'03" West, 1707.74 feet to THE POINT OF BEGINNING, containing 53.25 acres, more or less.

The basis of bearing of this description is North 89°53'00" East, the south line of Section 12, T.12N., R.19E., M.D.M., as shown on the Final Map for Sheridan Meadows recorded May 21, 1973 as Document No. 66349.

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



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**DESCRIPTION
ADJUSTED PARCEL 2**

A parcel of land located with portions of Sections 2 and 11, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a point on the southerly right-of-way of Mottsville Lane, a found ½ iron pipe, no tag, the northeast corner of Parcel 4 as shown on the Record of Survey recorded in the office of Recorder, Douglas County, Nevada, as Document No. 41830;

thence South 19°05'03" East, 1707.74 feet to THE POINT OF BEGINNING;

thence South 89°55'38" East, 1409.97 feet;

thence South 19°00'55" East, 331.27 feet;

thence South 19°16'28" East, 713.61 feet to a found 1939 U.S.G.L.O. brass cap, the ¼ corner common to said Sections 2 and 11,

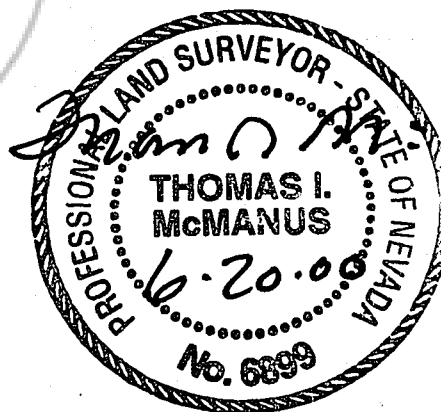
thence South 00°22'00" West, 529.77 feet to a found ½ iron pipe, no tag;

thence South 71°09'54" West, 1157.45 feet;

thence North 19°05'03" West, 2002.07 feet to THE POINT OF BEGINNING, containing 53.25 acres, more or less.

The basis of bearing of this description is North 89°53'00" East, the south line of Section 12, T.12N., R.19E., M.D.M., as shown on the Final Map for Sheridan Meadows recorded May 21, 1973 as Document No. 66349.

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



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**DESCRIPTION
ADJUSTED PARCEL 3**

A parcel of land located within a portion of Section 11, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a found 1939 U.S.G.L.O. brass cap, the ¼ corner common to Sections 2 and 11, T.12N., R.19E., M.D.M., THE POINT OF BEGINNING;

thence North 89°58'13" East, 1282.70 feet to a fence corner on the north line of said Section 11;

thence along a fence line, South 07°25'01" East, 1346.70 feet to a fence corner;

thence along a fence line, South 07°14'12" East, 692.16 feet;

thence North 89°49'17" West, 1551.76 feet;

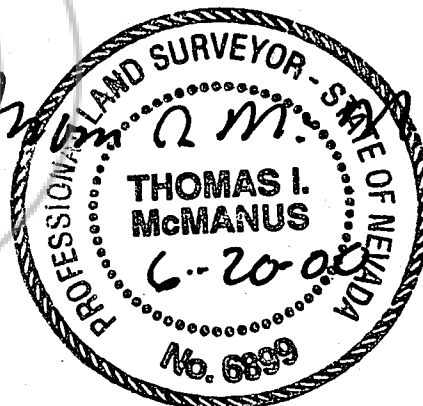
thence North 00°10'43" East, 1486.82 feet to a found ½ iron pipe, no tag;

thence North 00°22'00" East, 529.77 feet to THE POINT OF BEGINNING,

containing 65.75 acres, more or less.

The basis of bearing of this description is North 89°53'00" East, the south line of Section 12, T.12N., R.19E., M.D.M., as shown on the Final Map for Sheridan Meadows recorded May 21, 1973 as Document No. 66349.

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



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DESCRIPTION
60' WIDE ACCESS, PUBLIC UTILITY and DITCH MAINTENANCE EASEMENT

A sixty-foot wide easement for access, public utility, and ditch maintenance purposes located within portions of Sections 2 and 11, Township 12 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at a found 1939 U.S.G.L.O. brass cap, the 1/4 corner common to said Sections 2 and 11, THE POINT OF BEGINNING;

thence 60 feet westerly of and parallel with the following description:

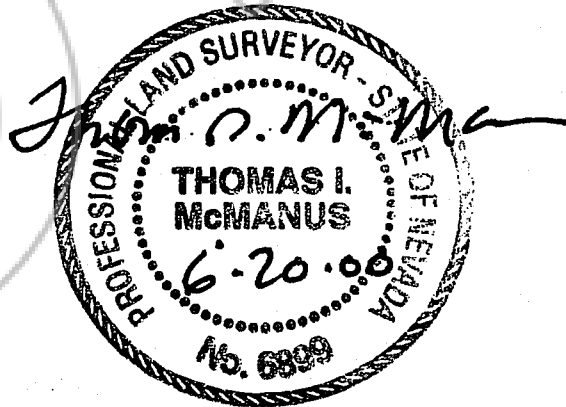
North 19°16'28" West, 713.61 feet;

North 19°00'55' West, 2075.70 feet to a point on the southerly right-of-way of Mottsville Lane, THE POINT OF TERMINUS.

Said easement shall be lengthened or shortened to match grantor's property lines.

The basis of bearing of this description is North 89°53'00" East, the south line of Section 12, T.12N., R.19E., M.D.M., as shown on the Final Map for Sheridan Meadows recorded May 21, 1973 as Document No. 66349.

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



REQUESTED BY
Anderson Engineering
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2000 JUN 21 AM 11:09

LINDA SLATER
RECORDER

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