

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made and entered into this 28th day of September, 2001, by and between Syncon Homes, Party of the First Part, hereinafter referred to as "Grantor", and Indian Hills General Improvement District, Party of the Second Part, hereinafter referred to as "Grantee",

WITNESSETH:

For and in consideration of the sum of One Dollar (\$1.00) and other valuable consideration, receipt is hereby acknowledged, Grantor hereby grants to Grantee a permanent easement for drainage facilities upon, over, across and through the land herein described, together with the perpetual right to enter upon said land to construct, reconstruct, maintain and repair said drainage facilities and the further right to remove trees, bushes, undergrowth and other obstructions interfering with the location, construction and maintenance of said access facilities.

The easement hereby granted is situate in Douglas County, State of Nevada, more particularly described as follows:

See Exhibit "A" for Legal Description.
See Exhibit "B" for Exhibit Map.

TO HAVE AND TO HOLD, said easement unto the Grantee and unto their successors and assigns forever.

The covenants and agreements herein contained shall inure to the benefit of and shall be binding upon the executors, administrators, heirs, successors and assigns of the parties and shall be, and are, covenants running with the land binding upon said property of Grantor and for the benefit of Grantee.

IN WITNESS WHEREOF, the Grantor hereto has executed this Grant of Easement the day and year first above written.

Andrew W. Mitchell Pres
Syncon Homes
Andrew W. Mitchell, President

STATE OF NEVADA)
NEVADA) SS:
CARSON CITY)

On this 28th day of September, 2001, personally appeared before me, a Notary Public, Andrew W. Mitchell, who acknowledged that he executed the above instrument.



Donna Sue Hawkins
NOTARY PUBLIC

0523893

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Exhibit "A"

Legal Description of Storm Drainage Easement

All that certain real property situate within a portion of the Northwest $\frac{1}{4}$ of Section 7, Township 14 North, Range 20 East, M.D.M., further described as a portion of Lots J-1 and J-2 as shown on the Final Map of Valley Vista Estates, Phase 2, Book 897, Page 6072, Document No. 420670 more particularly described as follows:

BEGINNING at the Northwest corner of said Lot J-1;

THENCE along the North line of Said Lot J-1, N $66^{\circ}56'38''$ E, a distance of 100.12 feet to a point on the westerly line of Silverado Drive;

THENCE along said westerly line S $23^{\circ}04'35''$ E, a distance of 5.00 feet;

THENCE leaving said westerly line S $66^{\circ}56'38''$ W, a distance of 85.12 feet;

THENCE S $23^{\circ}04'35''$ E, a distance of 171.07 feet;

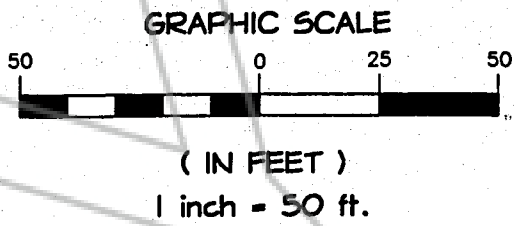
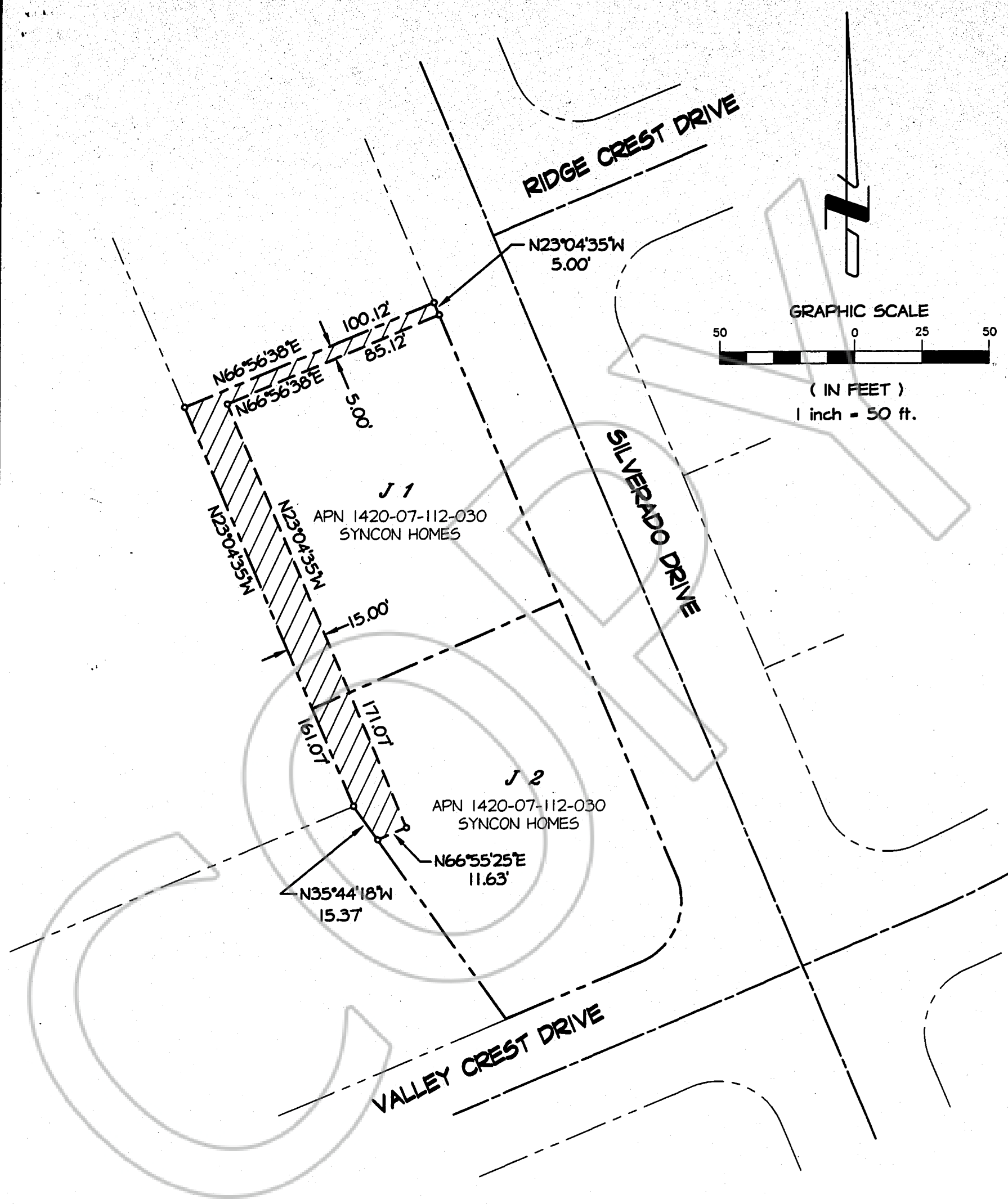
THENCE S $66^{\circ}55'25''$ W, a distance of 11.63 feet to the westerly boundary of aforementioned Valley Vista Estates, Phase 2;

THENCE along said westerly boundary N $35^{\circ}44'18''$ W, a distance of 15.37 feet;

THENCE continuing along said westerly boundary N $23^{\circ}04'35''$ W, a distance of 161.07 feet to the **TRUE POINT OF BEGINNING**.

CONTAINING 3,041 square feet, more or less.

Per NRS 111.312, this legal description was prepared by:
Capital Engineering
P.O. Box 3750
Carson City, NV 89702



Prepared By:


 **CAPITAL ENGINEERING**
P.O. Box 3750
Carson City, NV 89702
(775) 882-5630

EXHIBIT "B"
MAP to ACCOMPANY
DEDICATION of STORM DRAIN EASEMENT

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COPY

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

2001 SEP 28 AM 11:59

LINDA SLATER
RECORDER

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