

When recorded mail to:  
John and Andrae Jo (Jody) Laxague  
Box 1047  
Gardnerville, NV89410

GRANT OF EASEMENT

THIS INDENTURE is made this 25 day of October, 2001,  
by and for John Laxague and Andrae Jo (Jody) Laxague, husband and wife, who may be  
hereinafter styled as "LAXAGUES".

WITNESSETH:

WHEREAS, JOHN LAXAGUE AND ANDRAE JO (JODY) LAXAGUE are the  
owners of that certain real property located in Douglas County, Nevada, more particularly  
described in Exhibit "A" attached hereto and incorporated herein by this reference; and

WHEREAS, JOHN LAXAGUE AND ANDRAE JO (JODY) LAXAGUE are also the  
owners of that certain real property located in Douglas County, Nevada, more particularly  
described in Exhibit "B" attached hereto and incorporated herein by this reference; and

WHEREAS, LAXAGUES are filing for and have Douglas County Administrative  
Hearing Panel approval for, a parcel map which will divide the subject "A" property into  
three parcels; Parcel 1 (6.618 acres); Parcel 2 (5.000 acres); and Parcel 3 (10.200 acres)  
and whereas Parcel 3 of the new parcel map has a "panhandle" portion of land more  
particularly described in Exhibit "C", attached hereto and incorporated herein by this  
reference, and because the "panhandle" portion of Parcel 3 on the new map lies between  
that real property described as Exhibit "B" and that real property now a part of Exhibit  
"A" that will be Parcel 1 on the new map; and

WHEREAS, LAXAGUES agree that it is necessary and to their benefit to provide a  
private easement over, on, and across said Exhibit "C" land to provide access between the  
new Parcel 1 (to be parceled on the new map from Exhibit "A" property) and Exhibit "B"  
property;

NOW, THEREFORE, in consideration of the premises and subject to the terms  
hereinafter set forth LAXAGUES as owners of Parcel 3 (a part of Exhibit "A") grant to  
LAXAGUES owners of Parcel 1 (also a part of Exhibit "A") and LAXAGUES owners of  
real property Exhibit "B" a permanent easement for and consent to LAXAGUES entering  
upon, constructing, operating and maintaining a private road for the use of LAXAGUES,  
their invitees, employees, assigns, and successors in interest, for the purpose of having  
access to their individual properties for vehicular, pedestrian, livestock, and other surface  
traffic of whatsoever nature, a strip of land approximately 20.26 feet wide and 616.30  
feet long which is the panhandle of Parcel 3 more specifically described as Exhibit "C"  
attached hereto and incorporated herein by this reference.

The right described herein is to and shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors or assigns.

INWITNESS WHEREOF, the parties hereto have caused this instrument to be executed.

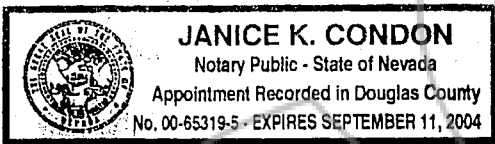
John Laxague  
John Laxague

Andrae Jo (Jody) Laxague  
Andrae Jo (Jody) Laxague

STATE OF NE VADA, )  
: ss.  
COUNTY OF DOUGLAS. )

On this 25<sup>th</sup> day of October, 2001, personally appeared before me, a Notary Public, JOHN LAXAGUE AND ANDRAE JO (JODY) LAXAGUE, who acknowledged to me that they executed the foregoing instrument.

Janice K. Condon  
NOTARY PUBLIC.



August 6, 2001

A parcel of land located within a portion of Section 34, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of this parcel, which bears N.  $33^{\circ}27'15''$  E., 2406.41 feet from the Southwest corner of said Section 34;

thence N.  $00^{\circ}01'39''$  E., 647.81 feet;

thence S.  $89^{\circ}37'43''$  E., 644.42 feet;

thence N.  $56^{\circ}04'58''$  E., 69.60 feet;

thence S.  $89^{\circ}37'43''$  E., 616.30 feet to a point on the Westerly line of Orchard Road access, utility, and irrigation easement as shown on the Record of Survey for John and Jody Laxague, Document No. 142028 of the Douglas County Recorder's Office;

thence along said easement line 551.42 feet along an arc of a curve to the left having a central angle of  $10^{\circ}26'39''$  and a radius of 3025.00 feet, (chord bears S.  $13^{\circ}51'08''$  E., 550.66 feet);

thence continuing along said easement line, S.  $19^{\circ}04'28''$  E., 253.74 feet;

thence leaving said easement line S.  $89^{\circ}42'02''$  W., 227.36 feet;

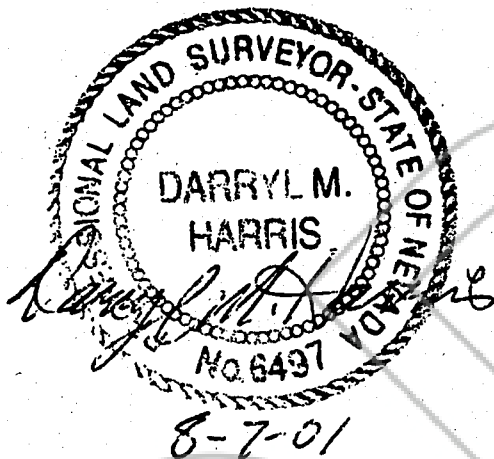
thence N.  $00^{\circ}33'26''$  W., 92.65 feet;

thence N.  $89^{\circ}48'06''$  W., 1305.27 feet to the POINT OF BEGINNING.

Containing 21.818 acres, more or less.

**Basis of Bearing**

The Southerly property line of the Laxague Parcel as shown on the Record of Survey for John & Jody Laxague, Document No. 142028 of the Douglas County Recorder's Office, (N. 89°48'06" W.).



Also described a Parcel 1 of Record of Survey to Support a Boundary Line Adjustment Map for John & Andrae Jo (Jody) Laxague filed for record in the Office of the Douglas County Recorder on September 7, 2001 in Book 0901, page 1350, Document number 522300, Official Records.

EXHIBIT "B"

pg. 1

August 6, 2001

A parcel of land located within a portion of Section 34, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of Lot D-1, as shown on The Powers Parcel Map, Document No. 91013 of the Douglas County Recorder's Office, which bears N. 26°35'37" E., 2991.12 feet from the Southwest corner of said Section 34;

thence N. 00°15'18" E., 338.04 feet;

thence S. 89°37'43" E., 1292.24 feet to the East line of said Lot D-1;

thence along said East line, S. 01°14'34" W., 189.43 feet;

thence continuing along said East line, 129.84 feet along a curve to the left having a central angle of 02°27'33" and a radius of 3025.00 feet (chord bears S. 07°24'02" E. 129.83 feet);

thence leaving said East line, N. 89°37'43" W., 616.30 feet;

thence S. 56°04'58" W., 69.60 feet;

thence N. 89°37'43" W., 644.42 feet to the West property line of the Laxague Parcel as shown on the Record of Survey for John and Jody Laxague, Document No. 142028 of the Douglas County Recorder's Office;

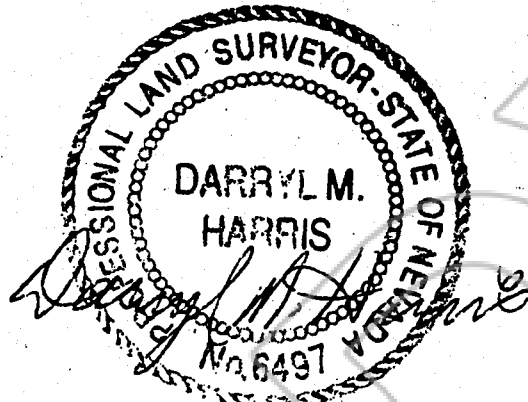
thence along said West line, N. 00°01'39" E., 19.21 feet to a point on the North property line of said Record of Survey;

thence along said North line, S. 89°37'43" E., 12.11 feet to the POINT OF BEGINNING.

Containing 10.043 acres, more or less.

Basis of Bearing

The Northerly property line of the Laxague Parcel as shown on the Record of Survey for John & Jody Laxague, Document No. 142028, (N. 89°37'43" W.).



8-7-01

Also described as Parcel 2 of Record of Survey to Support a Boundary Line Adjustment Map for John and Andrae Jo (Jody) Laxague filed for record in the Office of the Douglas County Recorder on September 7, 2001 in Book 0901, page 1350, Document number 522300, Official Records.

**EXHIBIT "C"**  
**LAXAGUE**  
**PRIVATE ACCESS EASEMENT**  
**LEGAL DESCRIPTION**

October 5, 2001

A parcel of land located within a portion of Section 34, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

**BEGINNING** at a point on the Westerly right-of-way line of Orchard Road being the Northeast corner of Parcel 1 as shown on the Record of Survey to Support a Boundary Line Adjustment for John & Andrae Jo (Jody) Laxague, Document No. 522300 of the Douglas County Recorder's Office, said point bears N. 44°33'39" E., 3770.08 feet from the Southwest corner of said Section 34;

thence along said Westerly line, 20.26 feet along the arc of a curve to the left having a central angle of 00°23'01" and a radius of 3025.00 feet, (chord bears S. 08°49'19" E., 20.26 feet) to a point on the old property line as shown on said Record of Survey;

thence along said old property line, S. 89°37'43" W., 648.86 feet to a point on the Northerly line of said Parcel 1;

thence along said Northerly line, N. 56°04'58" E., 35.50 feet;

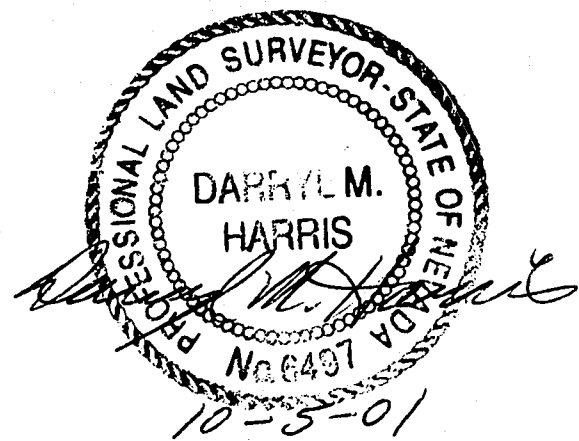
thence continuing along said Northerly line, S. 89°37'43" E., 616.30 feet to the **POINT OF BEGINNING**.

Containing 12,651 square feet more or less.

**Basis of Bearing**

A portion of the Northerly line of Parcel 1 as shown on the Record of Survey to Support a Boundary Line Adjustment for John & Andrae Jo (Jody) Laxague, Document No. 522300 of the Douglas County Recorder's Office, (S. 89°37'43" E.).

Prepared by: Darryl M. Harris, Resource Concepts, Inc., 340 N. Minnesota St., Carson City, Nevada 89701.



COPY

REQUESTED BY  
Jody Laxague  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2001 OCT 25 PM 1:53

LINDA SLATER  
RECORDER

\$ 21.00 PAID AK DEPUTY

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