

When Recorded Mail To:

✓ Jeffrey K. Rahbeck, Esq.
P.O. Box 435
Zephyr Cove, Nevada 89448

EASEMENT AND MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this 27th day of January, 1994, by and between JULIAN J. LARROUY, JR., and BETTY J. LARROUY, husband and wife (hereinafter referred to as "LARROUY"), and JERRY DUNAGAN and SYBIL DUNAGAN, husband and wife (hereinafter referred to as "DUNAGAN"), as follows:

W I T N E S S E T H :

WHEREAS, LARROUY is the owner of Douglas County Assessor's Parcel No. 27-020-03, and

WHEREAS, DUNAGAN is the owner of Douglas County Assessor's Parcel No. 27-020-01, and

WHEREAS, LARROUY and DUNAGAN jointly own Douglas County Assessor's Parcel No. 27-020-02, and

WHEREAS, the parties hereto are desirous of entering into an easement and maintenance agreement, which runs with the land, whereby each parcel shall have rights of ingress and egress over the other parcel for the purposes of operating, maintaining, repairing or replacing the sewer leach line, upon the terms and conditions herein set out.

NOW, THEREFORE, in consideration of mutual promises, covenants and agreements herein contained, the parties hereto agree as follows:

1. The owners of Douglas County Assessor's Parcel Nos.

27-020-01, 27-020-02, and 27-020-03 have a perpetual easement across each other's lot, including the right of ingress and egress, to operate, maintain, repair and replace the sewer leach line that services each parcel.

2. Each parcel shall be responsible for paying one-third (1/3) of the total cost of construction, operation, maintenance, repair or replacement of the sewer leach line that services said parcels.

3. This Agreement shall run with the land and be binding upon and inure to the benefit of the parties hereto, their respective successors, assigns, occupants and invitees.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year hereinafter written.

DATED: 1-27-94

Julian J. Larrouy, Jr.
JULIAN J. LARROUY, JR.

DATED: 1-27-94

Betty J. Larrouy
BETTY J. LARROUY

DATED: 1-27-94

Jerry Dunagan
JERRY DUNAGAN

DATED: 1-27-94


Sybil Dunagan
SYBIL DUNAGAN

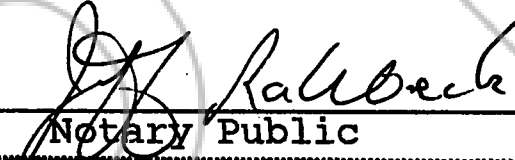
ACKNOWLEDGMENT


STATE OF NEVADA)
 : SS.
COUNTY OF DOUGLAS)

On the 27th day of January, 1994, personally appeared before me, a Notary Public, in and for said County and State, JULIAN J. LARROUY, JR., and BETTY J. LARROUY, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same, freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State above-named, the day and year in this certificate first above written.

 JEFFREY K. RAHBECK
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES MAR. 3, 1995




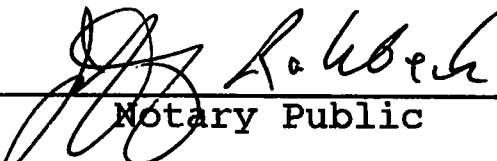
Notary Public
 JEFFREY K. RAHBECK
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES MAR. 3, 1995


STATE OF NEVADA)
 : SS.
COUNTY OF DOUGLAS)

On the 27th day of January, 1994, personally appeared before me, a Notary Public, in and for said County and State, JERRY DUNAGAN and SYBIL DUNAGAN, known to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same, freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State above-named, the day and year in this certificate first above written.

 JEFFREY K. RAHBECK
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES MAR. 3, 1995



Notary Public
 JEFFREY K. RAHBECK
Notary Public - State of Nevada
Appointment Recorded in Douglas County
MY APPOINTMENT EXPIRES MAR. 3, 1995

COPY

REQUESTED BY
Jessie Rabbick
ON OFFICIAL RECORDS OF
DOUGLAS COLLEGE, NEVADA

2002 APR 12 AM 8: 26

LINDA SLATER
RECORDER

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