

STC
020200224

Assessor Parcel Nos. 05-185-010 and 05-220-220

Recording Requested by
and When Recorded Mail to:

JEFFREY K. RAHBECK, ESQ.
P.O. Box 435
Zephyr Cove, Nevada 89448

GRANT OF EASEMENT

WHEREAS, JUDY CUTHBERTSON and EVIE VIERA (hereinafter referred to as "Grantor") are the owners of that certain real property described on Exhibit "A," attached hereto (hereinafter referred to as "Servient Tenement"); and

WHEREAS, JOHN E. MICHELSEN, Trustee of THE JOHN E. MICHELSEN FAMILY TRUST (hereinafter referred to as "Grantee"), is the owner of the real property described on Exhibit "B," attached hereto (hereinafter referred to as "Dominant Tenement"); and

WHEREAS, the purpose of this document is to grant an access easement over the Servient Tenement to the Dominant Tenement.

NOW, THEREFORE, Grantor does hereby grant to Grantee a non-exclusive easement for ingress, egress and access over and across the Servient Tenement for the benefit of the Dominant Tenement, including the right to grade, improve, pave, repair and maintain said easement, including placing a gate near the entrance to said easement, but not limited thereto. The location of the easement is set forth on Exhibit "C," attached hereto.

Grantor shall not, however, bear any responsibility for acquiring or otherwise providing TRPA impervious surface coverage rights, or other permits for paving and/or improving the easement that is over and above any existing impervious surface coverage already contained within the easement, which additional impervious surface coverage shall be Grantee's sole responsibility, and which additional coverage shall not be charged to or deduced from Grantor's allocated coverage.

This Grant of Easement shall run with the land, and is binding upon and shall inure to the benefit of the heirs, successors in interest and assigns of Grantor and Grantee.

IN WITNESS WHEREOF, the undersigned have executed this Grant of Easement the day and year hereinafter written.

DATED: This 29 day of April, 2002.

By Judy Cuthbertson
JUDY CUTHBERTSON

DATED: This 29 day of April, 2002.

By Evie Viera
EVIE VIERA

by Judy Cuthbertson
2 her atty in fact

0541069

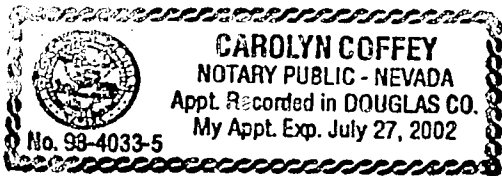
BK0402PG09885

ACKNOWLEDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 29 day of April, 2002, personally appeared before me, a Notary Public, in and for said County and State, JUDY CUTHBERTSON, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she 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.



Carolyn Coffey
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the _____ day of _____, 2002, personally appeared before me, a Notary Public, in and for said County and State, EVIE VIERA, known to me to be the person described in and who executed the foregoing instrument, who acknowledged to me that she 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.

NOTARY PUBLIC

STATE OF NEVADA

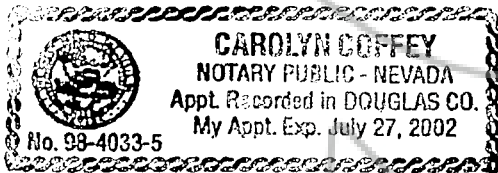
COUNTY OF DOUGLAS

)
) SS.
)

On this 29TH day of APRIL, 2002 /19/, personally appeared before me, a notary public, in and for DOUGLAS County, JUDY CUTHBERTSON, personally known (or proved) to me to be the person whose name is subscribed to the within instrument as the attorney in fact of EVIE VIERA, and acknowledged to me that she subscribed in ER own name as attorney in fact.

Carolyn Coffey

Notary Public



0541069

BK0402PG09887

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL NO. 1:

All of Lots 13 and 14, in Block 6, as shown on the map of the SECOND ADDITION TO ZEPHYR HEIGHTS SUBDIVISION, filed for record July 6, 1948 as Document No. 6530 in the office of the County Recorder of Douglas County, Nevada.

PARCEL NO. 2:

Lot 12, Block 6, as shown on the map of SECOND ADDITION TO ZEPHYR HEIGHTS SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on July 6, 1948, as Document No. 6530, EXCEPTING a portion described as follows:

COMMENCING at the Southeast corner of said Lot 12; thence North 0°05'51" East 103.87 feet to the Point of Beginning; thence North 0°05'51" East 102.94 feet to the Northeast corner of said Lot 12; thence along the Northerly line of said Lot 12, the two following courses and distances on a curve to the left having a radius of 11.36 feet through a central angle of 109°59' for a distance of 21.81 feet; thence South 27°19'25" West 18.19 feet; thence leaving said North line of Lot 12 South 17°31'40" East 88.37 feet to the Point of Beginning.

PARCEL NO. 3

Portion of Lot 11, Block 6, as shown on the map of SECOND ADDITION TO ZEPHYR HEIGHTS SUBDIVISION, filed in the office of the County Recorder of Douglas County, Nevada, on July 6, 1948, as Document No. 6530, described as follows:

BEGINNING at the Southwest corner of said Lot 11; thence North 0°05'51" East 103.87 feet; thence South 17°31'40" East 108.99 feet to a point on the South line of said Lot 11; thence North 89°54'09" West a distance of 35.00 feet to the Point of Beginning.

APN 05-185-010

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED

Continued on next page

EXHIBIT "A" 0541069

STEWART TITLE

Order No. 020200224

NOVEMBER 2, 1998, BOOK 1198, PAGE 272, AS FILE NO. 0453134,
RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF
NEVADA."

COPY

-2-

EXHIBIT "A"

0541069

BK0402PG09889

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL 1:

Lot 10, in Block 6, of plat of Second addition to Zephyr Heights Subdivision, being a portion of Section 10, Township 13 North, Range 18 East, M.D.B.&M., as filed in the office of the County Recorder of Douglas County, Nevada on July 6, 1948 as Document No. 6530.

PARCEL 2:

TOGETHER WITH all that portion of the Northwest 1/4 of Section 15, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

Beginning at a point on the North line of said Section 15 which bears North 89°52'07" West 1,416.87 feet from the North 1/4 corner of said Section 15; thence South 00°07'53" West 60.00 feet; thence South 38°03'13" West 416.12 feet to a point on the Northerly line of U.S. Highway 50; thence along said Northerly line North 51°56'47" West 631.75 feet to the Southwesterly corner of Zephyr Heights Subdivision, 2nd Addition, filed for record on July 6, 1948, as Document No. 6530; thence along the Southerly line of said Zephyr Heights Subdivision, 2nd Addition, South 89°52'07" East 754.10 feet to the Point of Beginning.

Reference is hereby made to Record of Survey supporting a Boundary Line Adjustment filed for record with the Douglas County Recorder on November 25, 1998, in Book 1198, Page 6140, Document No. 455048.

APN 05-220-220

"IN COMPLIANCE WITH NEVADA REVISED STATUE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED NOVEMBER 25, 1998, BOOK 1198, PAGE 6137, AS FILE NO. 0455047, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

EXHIBIT "B"

0541069

STEWART TITLE
Guaranty Company

BK0402PG09890

March 8, 2002
01285

DESCRIPTION
Access Easement

All that real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

All that portion of Lots 11 & 12, Zephyr Heights 2nd Addition recorded as Document No. 06530 in Douglas County, Nevada, more particularly described as follows:

COMMENCING at the southwest corner of said Lot 12 which lies on the south line of Section 10, T.13N., R18E., M.D.M.;

THENCE along said south line S 89°54'09" E, 93.70 feet to the POINT OF BEGINNING;

THENCE N 04°33'47" W, 77.48 feet;

THENCE N 14°10'24" W, 23.11 feet;

THENCE N 30°11'37" W, 37.99 feet;

THENCE N 82°39'26" W, 53.44 feet to a point on a non-tangent curve which lies on the south right-of-way line of Jerry Drive;

THENCE along said right-of-way line along said curve to the left having a radius of 80.00 feet and an arc length of 58.15 feet, being subtended by a chord of N 55°18'26" E, 56.87 feet;

THENCE S 76°18'43" E, 15.86 feet;

THENCE S 18°20'40" E, 148.00 feet;

THENCE S 06°17'12" W, 27.64 feet;

THENCE N 89°54'09" W, 21.80 feet to the POINT OF BEGINNING.

Containing 4,039 square feet, more or less.

The Basis of Bearing for this description is identical to Zephyr Heights 2nd Addition recorded as Document No. 06530.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

2002 APR 30 PM 3:11

LINDA SLATER
RECORDER

21⁵⁰ PAID KQ DEPUTY

EXHIBIT "C"

0541069

BK0402PG09891