

18- APN 03-186-200

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

✓ THE C & S SCHARER 1996 TRUST
c/o Alling & Jillson, Ltd.
Post Office Box 3390
Stateline, Nevada 89449

APN 0000-03-180-200

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

DEED OF NON-EXCLUSIVE ACCESS EASEMENT

COME NOW CHARLES W. SCHARER AND SUSAN M. SCHARER, TRUSTEES OF THE C & S SCHARER 1996 TRUST DATED MAY 3, 1996 AS OWNER OF THAT CERTAIN PART AND PARCEL OF REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 0000-03-164-200 (as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference) ("GRANTOR") and HEREBY GRANTS to CHARLES W. SCHARER AND SUSAN M. SCHARER, TRUSTEES OF THE C & S SCHARER 1996 TRUST DATED MAY 3, 1996 AS OWNER OF THAT CERTAIN PART AND PARCEL OF REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, IDENTIFIED AS ASSESSOR'S PARCEL NUMBER 0000-03-164-210 (as more particularly described on Exhibit "B" attached hereto and incorporated herein by this reference) ("GRANTEE"), a perpetual, non-exclusive ingress and egress access easement over and across a portion of GRANTOR's real property as more particularly described on Exhibit "C" attached hereto and incorporated herein by this reference for the use and benefit of and for purpose of ingress and egress over a driveway granting access to GRANTEE's real property.

The easement granted herein shall run with GRANTOR's real property and be binding on GRANTOR and their successors and assigns for the benefit of GRANTEE and their successors and assigns.

GRANTOR shall be responsible for maintaining all Best Management Practices (BMPs), as that term is defined by the Tahoe Regional Planning Agency, on the driveway over the easement granted herein.

ALLING & JILLSON, LTD
276 KINGSBURY GRADE, SUITE 2000
POST OFFICE BOX 3390
LAKE TAHOE, NEVADA 89449
775.588.6676

0541469

BK0502PG01373

DESCRIPTION

APN 03-164-20

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

All that portion of Lot 1, Block F as shown on the official map of Lincoln Park Subdivision filed in the office of the County Recorder of September 7, 1921, Document No. 305, Official Records of Douglas County, State of Nevada, Amended May 7, 1946, in Book D Miscellaneous, Page 338, and that portion of Section 34, Township 14 North, Range 18 East, M.D.M., more particularly described as follows:

Commencing at a point on the North property line of said Lot 1, Block F, said point being the Westerly right of way of the Southerly termination of Lincoln Way;

thence North 77°58'05" West 53.00 feet to the Point of Beginning;

thence South 16°14'18" West 34.38 feet;

thence South 30°01'12" West 29.30 feet;

thence South 50°05'50" East 5.00 feet;

thence along a curve concave to the East from which the radius point bears South 50°05'50" East, a central angle of 39°35'04", with a radius of 51.00 feet, and an arc length of 35.23 feet. (chord bearing South 20°06'38" West 34.54 feet);

thence along a compound curve concave to the East with a central angle of 36°17'27", a radius of 30.26 feet, and an arc length of 19.17 feet, (chord bearing South 17°49'37" East 18.85 feet);

thence South 36°58'21" East 13.29 feet to a point on the South line of said Lot 1, Block F;

thence North 89°53'00" West 41.60 feet along the South line of said Lot 1, Block F;

thence leaving the South line of said Lot 1, Block F, North 56°58'43" West 62.44 feet;

thence North 77°15'44" West 84 feet, more or less, to a point on the approximate Low Water Line of Lake Tahoe at an elevation of 6,223.00 feet, Lake Tahoe Datum;

thence Northwestery, Westerly, Northerly, Easterly, Northerly, and Northwestery along said Low Water Line 160 feet, more or less, to a point which bears North 77°58'05" West from the Point of Beginning;

thence South 77°58'05" East 115 feet, more or less;

thence South 77°58'05" East 84.39 feet to the Point of Beginning.

Containing 19,876 square feet, more or less.

The Basis of Bearing for this description is the above referenced Lincoln Park Subdivision.

Reference is made to a Record of Survey for Mary S. Navone recorded July 25, 1984, in Book 784, at Page 2455 Official Records of Douglas County, Nevada, as Document No. 104163, Certificate of Amendment January 13, 1994, Book 194, Page 129, as Document No. 326600.

Note: Refer this description to your title company before incorporating into any legal document.

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

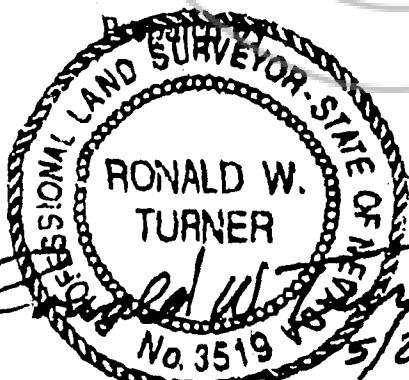


EXHIBIT "A"

0541469
BK0502PG01375

May 22, 2001
99181-3

DESCRIPTION

APN 03-164-21

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

All that portion of Lot 1, Block F as shown on the official map of Lincoln Park Subdivision filed in the office of the County Recorder of September 7, 1921, Document No. 305, Official Records of Douglas County, State of Nevada, Amended May 7, 1946, in Book D Miscellaneous, Page 338, and that parcel of land situate between the East end line of Lot 1, Block F and the West right of way line of the State Highway, more particularly described as follows:

Beginning at a point on the North property line of said Lot 1, Block F, said point being the Westerly right of way of the Southerly termination of Lincoln Way;

thence South $67^{\circ}13'20''$ East 191.86 feet to a point on the Westerly right of way line of U.S. Highway 50;

thence along a curve concave to the East from which the radius point bears South $72^{\circ}54'39''$ East, a central angle of $05^{\circ}05'43''$, with a radius of 440.00 feet, and an arc length of 39.13 feet. (chord bearing South $14^{\circ}32'29''$ West 39.12 feet);

thence leaving said right of way line North $89^{\circ}53'00''$ West 237.70 feet;

thence North $35^{\circ}58'21''$ West 13.29 feet;

thence along a tangent curve concave to the East, a central angle of $36^{\circ}17'27''$, with a radius of 30.26 feet, and an arc length of 19.17 feet, (chord bearing North $17^{\circ}49'37''$ West 18.85 feet);

thence along a compound curve concave to the East with a central angle of $39^{\circ}35'04''$, a radius of 51.00 feet, and an arc length of 35.23 feet, (chord bearing North $20^{\circ}06'38''$ East 34.54 feet);

thence North $50^{\circ}05'50''$ West 5.00 feet;

thence North $30^{\circ}01'12''$ East 29.30 feet;

thence North $16^{\circ}14'18''$ East 34.38 feet;

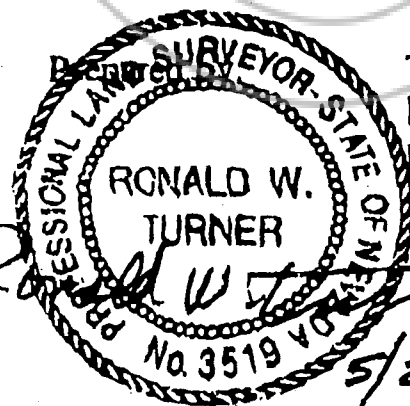
thence South $77^{\circ}58'05''$ East 53.00 feet to the Point of Beginning.

Containing 21,502 square feet, more or less.

The Basis of Bearing for this description is the above referenced Lincoln Park Subdivision.

Reference is made to a Record of Survey for Mary S. Navone recorded July 25, 1984, in Book 784, at Page 2455 Official Records of Douglas County, Nevada, as Document No. 104163, Certificate of Amendment January 13, 1994, Book 194, Page 129, as Document No. 326600.

Note: Refer this description to your title company before incorporating into any legal document.



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

EXHIBIT "B"

0541469

BK0502PG01376

DESCRIPTION
Shared Driveway Easement
APN 03:164:20 to 03:164:21

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

All that portion of Lot 1, Block F as shown on the official map of Lincoln Park Subdivision filed in the office of the County Recorder of September 7, 1921, Document No. 305, Official Records of Douglas County, State of Nevada, more particularly described as follows:

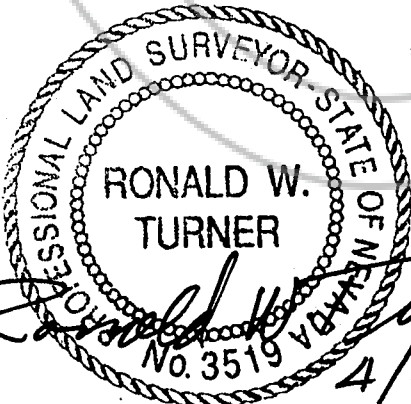
Beginning at a point which bears North 89° 57' 36" West 241.97 feet from the Southeast corner of said lot 1;

- thence North 89° 57' 36" West 10.03 feet;
- thence North 09° 07' 49" West 33.31 feet;
- thence North 14° 28' 06" East 40.30 feet;
- thence along a curve concave to the Southeast with a radius of 35.00 feet, a central angle of 52° 59' 26" and an arc length of 32.37 feet, the chord of said curve bears North 40° 57' 49" East 31.23 feet,
- thence South 15° 59' 12" West 5.99 feet;
- thence South 29° 46' 06" West 29.30 feet;
- thence South 50° 20' 55" East 5.00 feet;
- thence along a curve concave to the Southeast with a radius of 51.00 feet, a central angle of 39° 35' 04", and arc length of 35.23 feet, the chord of said curve bears South 19° 51' 32" West 34.54 feet;
- thence along a curve concave to the Northeast with a radius of 30.26 feet, a central angle of 36° 17' 27", and an arc length of 19.17 feet, the chord of said curve bears South 18° 04' 44" East 18.85 feet;
- thence South 36° 13' 27" East 3.18 feet;
- thence South 07° 51' 34" East 8.23 feet to the Point of Beginning.

The Basis of Bearing for this description is the above referenced Lincoln Park Subdivision.

Note: Refer this description to your title company before incorporating into any legal document.

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



REQUESTED BY
Allen & Gillson
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 MAY -6 AM 11:18

LINDA SLATER
RECORDER

\$18⁰⁰ PAID *RL* DEPUTY

0541469

EXHIBIT "C"

BK0502PG01377