

APN 03-180-410

**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 0000-03-180-410

**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 0000-03-180-410 (as more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference and referred to hereinafter as "Parcel A") ("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 0000-03-164-200 (as more particularly described on Exhibit "B" attached hereto and incorporated herein by this reference and referred to hereinafter as "Parcel B") and 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 "C" attached hereto and incorporated herein by this reference and referred to hereinafter as "Parcel C") (collectively herein "GRANTEE"), a perpetual, non-exclusive ingress and egress access easement over and across Parcel A for the use and benefit of and for purpose of ingress and egress over a driveway granting access to Parcel B and Parcel C.

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 (as owner of Parcel A) shall be responsible for maintaining all Best Management Practices (BMPs), as that term is defined by the Tahoe Regional Planning Agency, on the driveway on Parcel A.

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STATE OF NEVADA )  
 : SS  
COUNTY OF DOUGLAS )

On the 24<sup>th</sup> day of April, 2002, SUSAN M. SCHARER in her capacity as Trustee of the C & S Scharer 1996 Trust dated May 3, 1996 personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.



*[Handwritten Signature]*  
NOTARY PUBLIC

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**COPIES**

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April 29, 2002  
99181-4

DESCRIPTION  
12' Driveway and Access Easement  
APN 03-180-41

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

All that portion of Lots 18 and 19 as shown on the Revised Plat of Lake Ridge Estates No.1, filed for record as Document No.14083, more particularly described as follows:

Beginning at a point which bears North  $86^{\circ} 21' 40''$  West 1.00 foot from the Southwest corner of said Lot 19, a point on the Northerly line of Tamarack drive;

thence North  $86^{\circ} 21' 40''$  West 12.18 feet;

thence North  $06^{\circ} 19' 57''$  West 112.89 feet;

thence South  $89^{\circ} 57' 36''$  East 12.07 feet;

thence South  $06^{\circ} 19' 57''$  East 113.66 feet to the Point of Beginning.

The Basis of Bearing for this description is identical to the above referenced Lake Ridge Estates No.1.

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

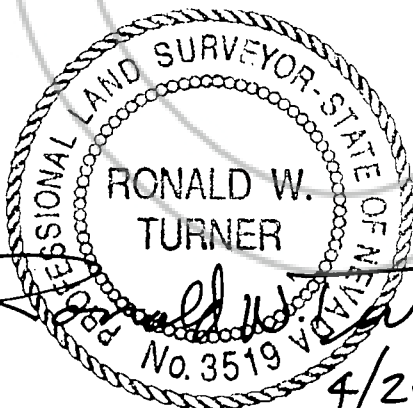


EXHIBIT "A"

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**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 Northwesterly, Westerly, Northerly, Easterly, Northerly, and Northwesterly 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.

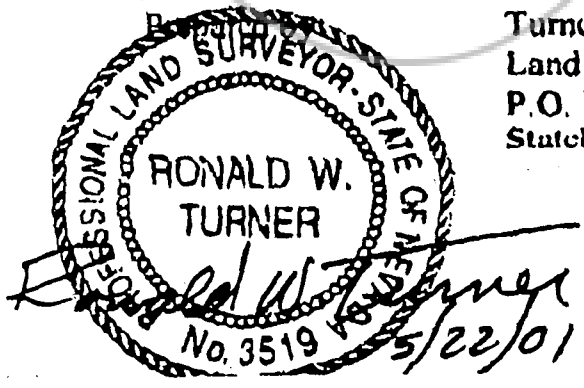
Containing 19,876 square feet, more or less.

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



0541471  
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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;

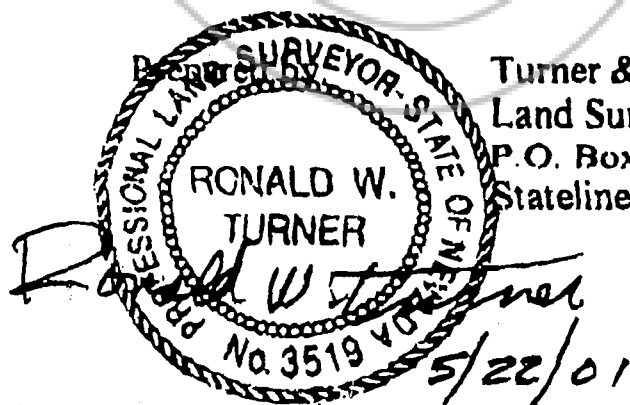
thence South  $77^{\circ}58'05''$  East 53.00 feet to the Point of Beginning.

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

0541471  
BK 0502 PG 01388

EXHIBIT "C"

COPY

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

2002 MAY -6 AM 11: 22

LINDA SLATER  
RECORDER

\$ *20.00* PAID *AL* DEPUTY

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