

RECORDED AT THE REQUEST OF:
Douglas County, Nevada
District Attorney
Post Office Box 218
Minden, Nevada 89423
APN 1220-14-000-007

SIGN EASEMENT

THIS INDENTURE MADE between Corley Ranches, LLC, a Nevada limited liability company, Party of the First Part, hereinafter called GRANTOR, and the Carson Valley Chamber of Commerce and Visitors Authority, party of the Second Part, hereinafter called GRANTEE,

WITNESSETH:

That the Grantor, for and in consideration of one dollar (\$1.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, does by these presents, grant, bargain and sell unto the GRANTEE, its heirs, successors and assigns forever, a non-exclusive, perpetual easement for a community entrance sign, in and to the real property situated in Section 14, Township 12 North, Range 20 East, MDB&M, County of Douglas, State of Nevada, and being more particularly described on Exhibits A and B, attached and incorporated by reference, and agrees not to block or obstruct sight from U.S. Highway 395 of the sign actually erected within the easement, subject to the conditions that the easement may only be used for a community entrance sign, may not be converted or leased for other commercial use or uses, that the sign and access to the sign for maintenance shall not, as far as practicable, interfere with other utility or agricultural uses, and that upon abandonment or termination of the use of the easement for a community entrance sign, it shall revert to the Grantor or its successors in interest;

Together with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anyway appertaining.

IN WITNESS WHEREOF said GRANTOR has signed this Sign Easement on the date set forth below.

Date:

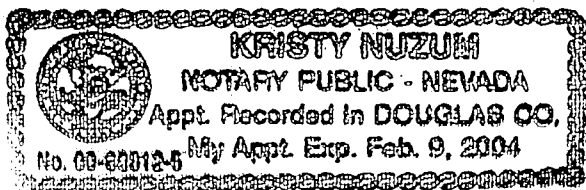
CORLEY RANCHES, LLC

Paula M. Corley
By *Paula M. Corley*

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 11 day of November, 2002, by Paula Corley, an officer of Corley Ranches, LLC, on behalf of Corley Ranches, LLC.



Kristy Nuzum
Notary Public

0557424

BK 1102PG03805

EXHIBIT 'A'
DESCRIPTION
SIGN EASEMENT
(Over Corley Ranches, LLC - A.P.N. 1220-14-000-007)

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

A strip of land for signage purposes located within a portion of Section 14, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwesterly corner of Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for Patrick J. and Ann L. Geary and Corley Ranches, LLC recorded April 19, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 490136, a point on the easterly right-of-way of U.S. Highway 395, the POINT OF BEGINNING;

thence along said easterly right-of-way of U.S. Highway 395, North 23°11'21" West, 46.67 feet;

thence North 67°09'21" East, 73.04 feet;

thence South 22°50'39" East, 30.09 feet;

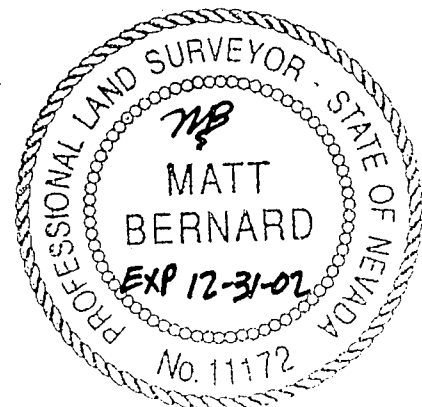
thence SOUTH, 43.52 feet to a point on said southerly line of Adjusted Parcel 2;

thence along said southerly line of Adjusted Parcel 2, WEST, 60.62 feet to the POINT OF BEGINNING, containing 4,118 square feet, more or less.

The Basis of Bearing of this description is EAST, the southerly line of said Adjusted Parcel 2 as shown on said Map, Document No. 490136.

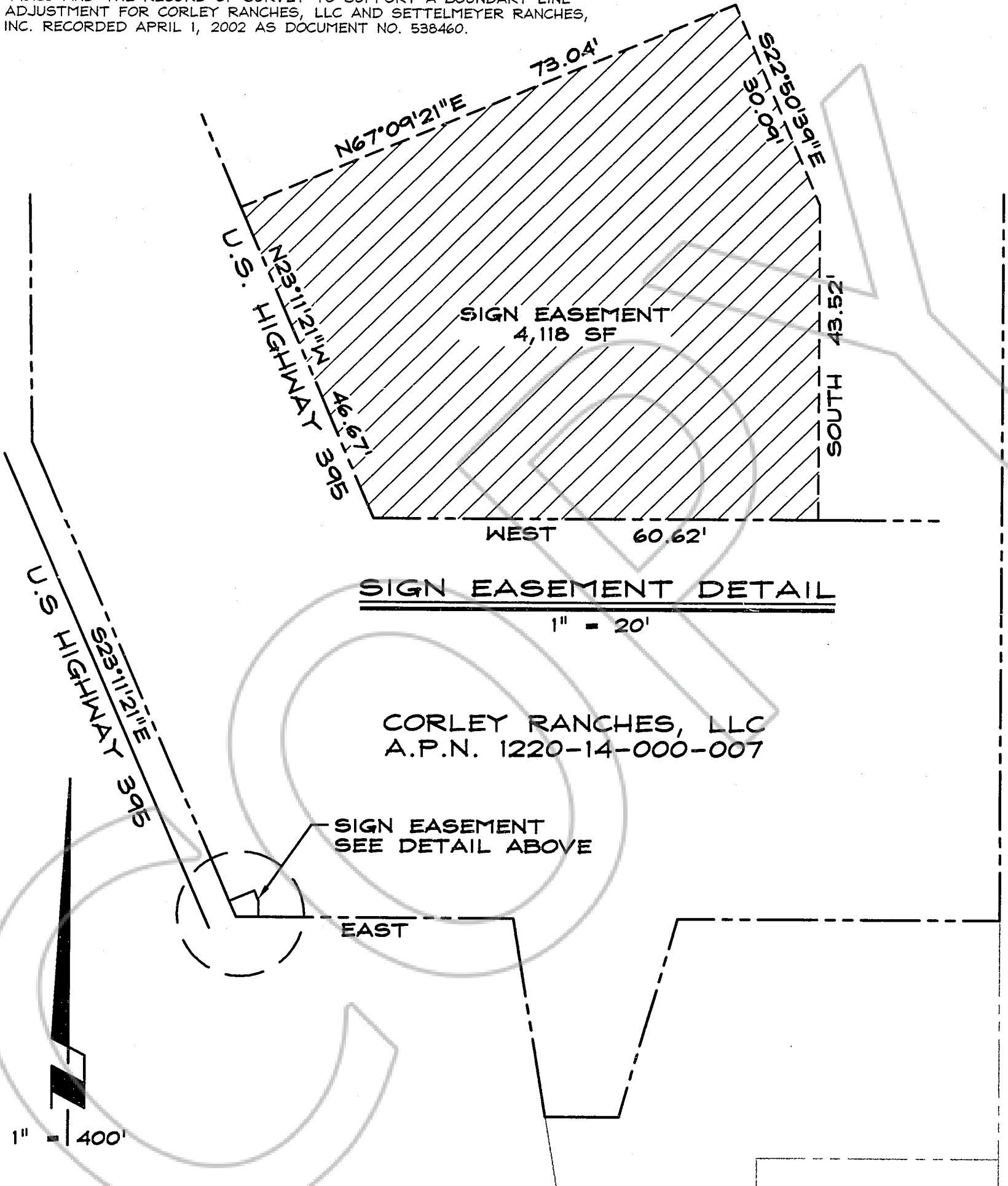
Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



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REFERENCE IS MADE TO THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR PATRICK J. AND ANN L. GEARY AND CORLEY RANCHES, LLC RECORDED APRIL 19, 2000 AS DOCUMENT NO. 490136 AND THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR CORLEY RANCHES, LLC AND SETTELMAYER RANCHES, INC. RECORDED APRIL 1, 2002 AS DOCUMENT NO. 538460.



SIGN EASEMENT DETAIL

1" = 20'

CORLEY RANCHES, LLC
A.P.N. 1220-14-000-007

SIGN EASEMENT
SEE DETAIL ABOVE

EAST

1" = 400'



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MINDEN, NEVADA 89423
PHONE (775) 782-2822 • FAX (775) 782-7064
WEB SITE: WWW.ROANDERSON.COM

EXHIBIT 'B'
SIGN EASEMENT
CORLEY RANCHES, LLC
PORTION SECTION 14, T.12N., R.20E., M.D.M.

07/05/02
REVISED 11/07/02
94101EXH.dwg

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COPY

REQUESTED BY
Anderson Engineering
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 NOV 12 AM 11:14

LINDA SLATER
RECORDER

\$ 17⁰⁰ PAID Ka DEPUTY

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