

WHEN RECORDED, MAIL TO:

Ron Simek
P.O. Box 586
Genoa, NV 89411

GRANT OF EASEMENT

For valuable consideration, receipt of which is hereby acknowledged, James Canyon, LLC, a Nevada limited liability company, as ("Grantor"), hereby grants to Verizon California Inc., a California corporation ("Grantee"), a perpetual non-exclusive easement for public utility purposes over, across and through that certain easement area described in **Exhibit "A"** hereto and which is depicted on the site map attached hereto as **Exhibit "B"**.

Dated as of December 7, 2002.

Grantor:

James Canyon, LLC, a Nevada limited liability company

By: Ronald L. Simek

Name: Ronald L. Simek

Title: Owner mgr

STATE OF Wisconsin)
) ss.
County of Taylor)

This instrument was acknowledged before me on December 5, 2002, by Ronald L. Simek as MGR. Owner of James Canyon, LLC, a Nevada limited liability company.



Shanna Lind
Notary Public

My Commission Expires: 4-16-06

COOPER

**Exhibit "A" to
Grant of Easement**

Legal Description

(See attached.)

COPY

EXHIBIT 'A'
PUBLIC UTILITY EASEMENT
(Over Remainder Parcel A.P.N. 1419-00-002-038)

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

A thirty foot by twenty foot (30'x20') strip of land for public utility purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, described as follows:

Commencing at the northeast corner of the Remainder parcel as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, a point on the westerly line of Foothill Road, the POINT OF BEGINNING;

thence along said westerly line of Foothill Road, South 02°11'08" West, 30.00 feet;
thence North 87°48'52" West, 20.00 feet;

thence North 02°11'08" East, 29.02 feet to a point on the northerly line of said Remainder parcel;

thence along said northerly line, North 89°22'26" East, 20.02 feet to the POINT OF BEGINNING, containing 590 square feet, more or less.

TOGETHER WITH a ten foot (10') wide strip of land for public utility purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, lying five feet (5') on both sides of the following described centerline:

Commencing at the northeast corner of the Remainder parcel as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, a point on the westerly line of Foothill Road;

thence along said westerly line of Foothill Road, South 02°11'08" West, 30.00 feet;
thence North 87°48'52" West, 6.69 feet to the POINT OF BEGINNING;

thence South 03°14'24" West, 160.73 feet;

thence South 03°01'01" West, 172.14 feet;

thence South 10°14'58" West, 245.71 feet;

thence South 20°38'07" West, 98.35 feet;

thence North 81°41'18" West, 130.74 feet;

thence South 77°50'08" West, 39.28 feet to a point on the northerly line of James Canyon Loop, the TERMINUS of this description, containing 8,470 square feet, more or less.

The sidelines of the above described strip of land shall be extended and shortened

0560047

EXHIBIT A

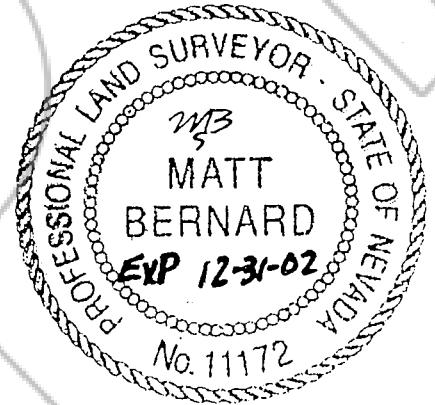
BK 1202 PG 03033

to terminate at said northerly line of James Canyon Loop and the southerly line of the initially described 30'x20' public utility easement.

The Basis of Bearing of this description is North 89°22'26" East, the north line of the Northwest one-quarter (NW¼) of Section 26, T.14N., R.19E., M.D.M. per said Final Subdivision Map PD 00-16 for Mountain Meadow Estates Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360.

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



**Exhibit "B" to
Grant of Easement**

Site Map

(See attached.)

COPY

SCALE: 1" = 60'

JACKS VALLEY ROAD

30'x20' PUBLIC UTILITY EASEMENT
S02°11'08"W
30.00'

N87°48'52"W
6.69'

S03°14'24"W 160.73'(C)

N87°48'52"W
13.31'

N02°11'08"E
29.02'

N89°22'26"E
20.02'

S03°01'01"W 172.14'(C)

10' PUBLIC UTILITY EASEMENT
(5' BOTH SIDES CENTERLINE)

S10°14'58"W

245.71'(C)

20' PUBLIC STORM DRAINAGE EASEMENT
PER DOC. NO. 536360

S20°38'07"W
98.35'(C)
PRIVATE SLOPE, DRAINAGE,
LANDSCAPING AND SIGNAGE
EASEMENT PER DOC. NO. 536360

8'x21' PUBLIC MAILBOX EASEMENT
PER DOC. NO. 536360

N81°41'18"W
130.74'(C)

S77°50'08"W
39.28'(C)

PRIVATE SLOPE AND
DRAINAGE EASEMENT PER
DOC. NO. 536360 (TYP.)

1419-00-002-038
LOT 38
JAMES CANYON, LLC

NOTE: REFERENCE IS HEREBY MADE TO THAT CERTAIN FINAL SUBDIVISION MAP PD 00-16 FOR MOUNTAIN MEADOW ESTATES PHASE I RECORDED MARCH 6, 2002 IN BOOK 0302, AT PAGE 2214, AS DOCUMENT NO. 536360.

A 7.5' PUBLIC UTILITY EASEMENT EXISTS ALONG ALL ROAD FRONTAGES AND A 5' PUBLIC UTILITY EASEMENT EXISTS ALONG ALL SIDE AND REAR LOTLINES AS SHOWN ON SAID FINAL SUBDIVISION MAP.



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EXHIBIT 'B'
MOUNTAIN MEADOW ESTATES, PHASE I
PUBLIC UTILITY EASEMENT
PORTION SECTION 26, T.14N., R.19E., M.D.M.

11/06/02
21261EXH.dwg

BK 1202 PG 03036

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EXHIBIT B
CANYON LOOP

COPY

REQUESTED BY
Stewart Title of Douglas County

IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2002 DEC -6 PM 3: 24

LINDA SLATER
RECORDER

\$ 21.00 PAID KJ DEPUTY

0560047

BK 1202PG03037