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APN: 1220-10-301-007

**RECORDED AT THE REQUEST
OF AND RETURN TO:**

✓ Robert Spellberg, District Manager
Gardnerville Ranchos
General Improvement District
931 Mitch Drive
Gardnerville, Nevada 89410

WELL SITE EASEMENT DEED

THIS INDENTURE, made this 1st day of ^{April} ~~February~~, 2003, by and between JAMES OWEN ("Grantor"), record fee owner of the property described below, also known as 1415 Glenwood Drive, Gardnerville, Nevada, 89410, and the GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT ("Grantee") who recite and declare as follows:

W I T N E S S E T H

Grantor, for good and valuable consideration, including, but not limited to, Grantor's receipt of services for other property owned by Grantor commonly known as 1075 Kerry Lane, Gardnerville, Nevada, 89410; APN: 1220-13-301-013, receipt of which is hereby acknowledged by Grantor, does by these presents, grant, bargain and sell unto Grantee and its heirs and assigns forever a well site, access and appurtenances easement ("Easement") on the property owned by Grantor commonly known as 1415 Glenwood Drive, Gardnerville, Nevada 89410; APN: 1220-10-301-0007 ("the property" or the "servient tenement"). The property, as the servient tenement, shall be subject to the use and benefit of Grantee for its Easement as hereinafter set forth.

Grantor grants to Grantee an Easement, as described, appurtenant to and on the servient tenement for the right and

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purpose of a well site, access to well site, and for all necessary appurtenances necessary for Grantee to install, access, maintain, and utilize a well to be developed on the servient estate in perpetuity for so long as Grantee maintains as well on the property.

The easement for the benefit of Grantee is located on the servient tenement and is described in Exhibit "A" attached hereto and incorporated herein, and depicted and delineated on Exhibit "B", "Map to Accompany A Easement for Dedication for the Glenwood Well Site", which is also attached hereto and incorporated herein as if set forth in full.

The well site easement granted by this instrument is intended to allow the Grantee to locate a well on the servient tenement, develop the well, access the well site, and install all necessary appurtenances to pipe water from the well to Grantee's system, all at Grantee's sole cost and expense. The easement conveyed by this instrument is for the sole purpose of locating, establishing, constructing, utilizing and maintaining on, under and across the servient tenement the well site improvements to be located by Grantee on the demised premises. Grantee shall at all times maintain and repair the well site improvements it installs within, on or under the property described in Exhibits "A" and "B".

Grantee, its agents, contractors, or employees shall have the reasonable right of ingress and egress to and from the servient estate and the well site easement described in Exhibits "A" and "B" for the purposes of maintaining, repairing and keeping the well facilities and appurtenances (and all necessary incidents thereto), in good order.

NOW THEREFORE, Grantor grants to Grantee a well site easement as described in the above-stated recitals, each and every of which is specifically included in the grant of well site easement to Grantee as if restated in full hereinbelow as follows:

Grantor grants an easement as described and depicted in Exhibits "A" and "B", and as described and delineated herein (including recitals), to Grantee in perpetuity. Said easement contains 13,307 square feet.

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

IN WITNESS WHEREOF, Grantor has signed this Well Site Easement on the day and year first written above.

James D. Owen
JAMES D. OWEN

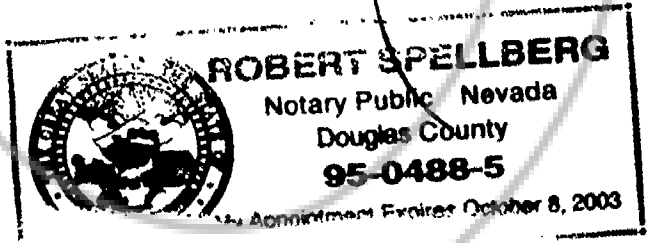
A C K N O W L E D G E M E N T

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On ^{Agai}February 1, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared JAMES D. OWEN, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

This instrument was acknowledged before me on ⁹⁰²¹February 1, 2003.

[Signature]
NOTARY PUBLIC



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(EXHIBIT A)
LEGAL DESCRIPTION

GLENWOOD WELL SITE EASEMENT

All that certain real property situate within a portion of the Southwest ¼ of Section 10, Township 12 North, Range 20 East, M.D.M., described as a portion of APN's 1220-10-301-007, and a portion of Parcel A, as found on Record of Survey No. 10-12-20 under file No. 43300 and being recorded in the County of Douglas, State of Nevada, and being more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel A;

THENCE N 84° 21' 13" E, a distance of 166.25 feet and running with the South Right of Way line of Glenwood Drive and the North boundary line of said Parcel A to a point;

THENCE S14° 25' 00" E, a distance of 38.19 feet to a point;

THENCE S61° 10' 15" W, a distance of 88.21 feet to a point;

THENCE S39° 20' 22" W, a distance of 97.79 feet to a point lying on the West Boundary line of Parcel A;

THENCE N14° 25' 00" W, a distance of 143.31 running with the West Boundary line of Parcel A to the **POINT OF BEGINNING**;

CONTAINING 13307 sq. ft., more or less.

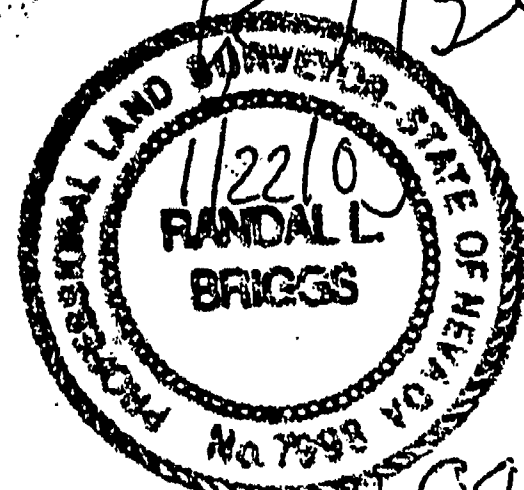
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¹ LAPROJ\5719.002\SURVEY\WELLEASE.DOC

*This Legal description was prepared by Randall L Briggs
of Lomas Associates, 800 E College Parkway, Carson City, NV
89706*



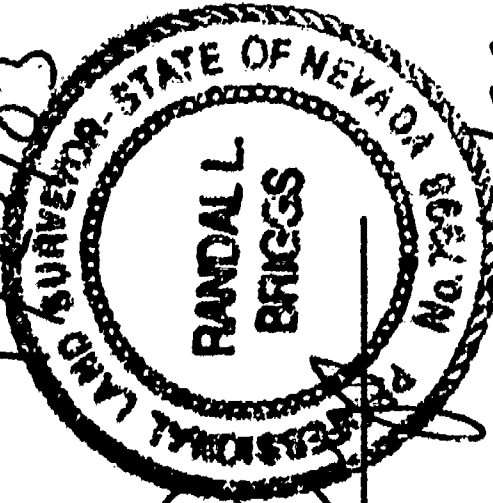
Prepared For:
GRIGID
931 MITCH DRIVE
GARNERVILLE, NEVADA
775/265-2048

Prepared By:
LUMOS & ASSOCIATES, INC.
800 E. College Parkway
Carson City, Nevada 89706
775/883-7077

SURVEYORS CERTIFICATE

PREPARED UNDER THE SUPERVISION OF

12/27/03



Randall L. Briggs
RANDAL L. BRIGGS, PLS 7998

exp 12/31/09

(EXHIBIT B)

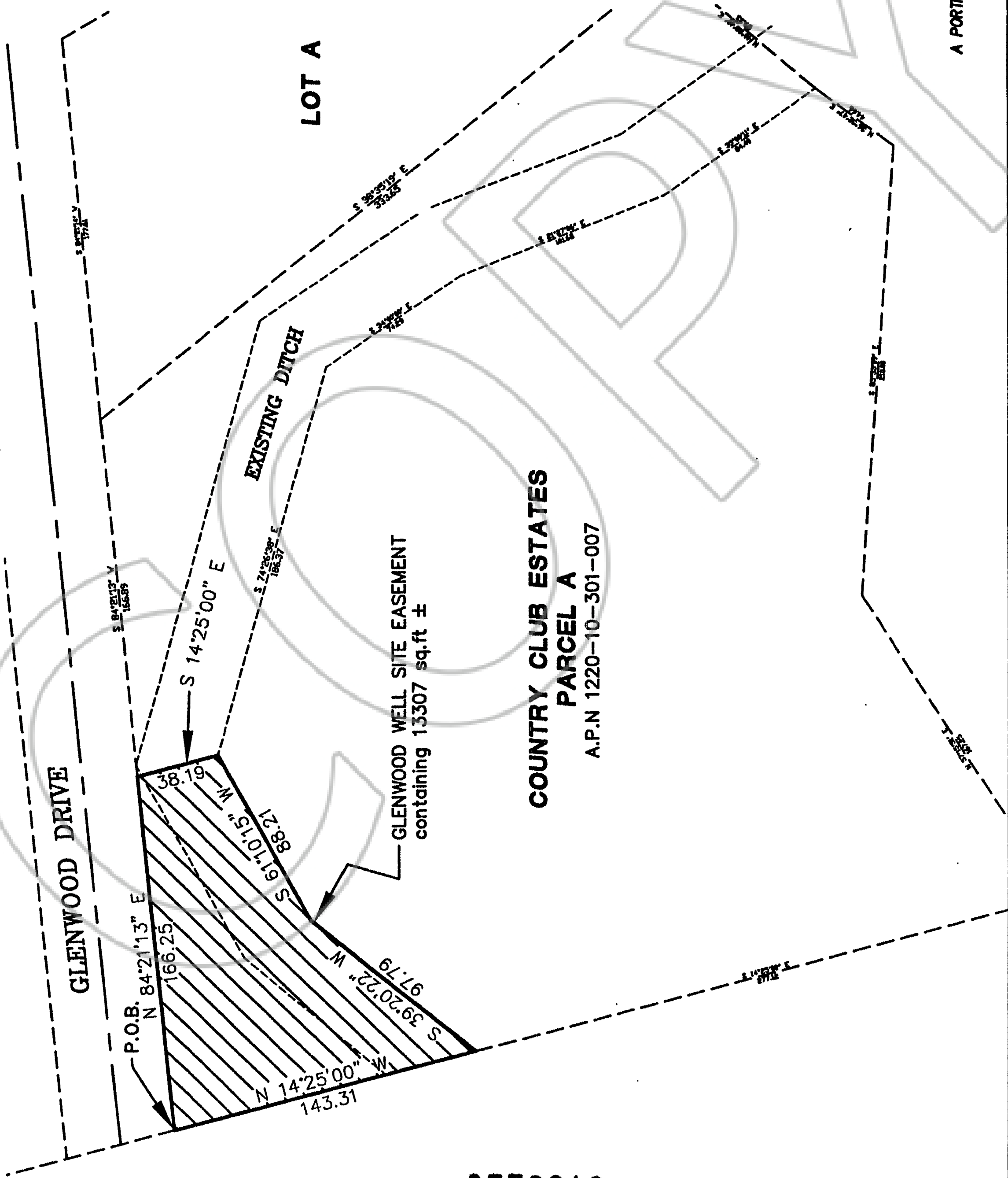
MAP TO ACCOMPANY
A
EASEMENT DEDICATION
FOR

THE GLENWOOD WELL SITE
LYING IN

**A PORTION OF PARCEL A,
COUNTRY CLUB ESTATES**

A PORTION OF THE SW 1/4 OF SECTION 10, T. 12 N., R. 20 E., M.D.M.
DOUGLAS COUNTY, NEVADA

JOB NO. 5719.002



SCALE : 1" = 60'

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COPY

REQUESTED BY
GRGID
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 APR -2 PM 2: 20

WERNER CHRISTEN
RECORDER

\$19⁰⁰ PAID KJ DEPUTY

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