

20-

When recorded mail to:
✓ John and Andrae Jo (Jody) Laxague
Box 1047
Gardnerville, NV 89410

GRANT OF EASEMENT

THIS INDENTURE is made this 24 day of April, 2003,
by and for John Laxague and Andrae Jo (Jody) Laxague, husband and wife, who may be
hereinafter styled as "LAXAGUES".

WITNESSETH:

WHEREAS, JOHN AND ANDRAE JO (JODY) LAXAGUE are the owners of that
certain real property, APN 1320-34-002-040, located in Douglas County, Nevada, more
particularly described in Exhibit "A" attached hereto and incorporated herein by this
reference; and

WHEREAS, JOHN LAXAGUE AND ANDRAE JO (JODY) LAXAGUE are also the
owners of that certain real property, APN old # 1320-34-001-009 new # 1320-34-001-
025, located in Douglas County, Nevada, more particularly described in Exhibit "B"
attached hereto and incorporated herein by this reference, and

WHEREAS, LAXAGUES are filing for and have Douglas County Administrative
Hearing Panel approval for a parcel map which will divide the subject "A" property into
two parcels; Parcel 3A (5.200 acres); and Parcel 3B (5.00 acres) and whereas the Douglas
County Administrative Hearing Panel has as a condition of approval required
LAXAGUES to:

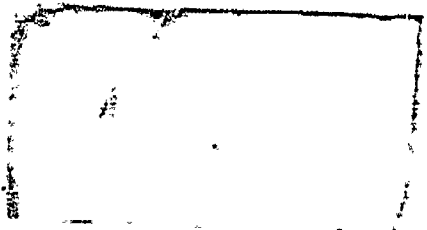
- i. Grant and record a 20-foot private access easement on APN old # 1320-34-001-009 new # 1320-34-001-025 from Orchard Road along the flag portion of Parcel 3A.
- ii. Grant and record a 60-foot radius private access bulb on APN old # 1320-34-001-009 new # 1320-34-001-025 and the northeast corner of Parcel 3A.
- iii. Grant and record a 25-foot private access easement along the eastern property boundary of parcel 3A to Parcel 3B.
- iv. The flag portion of Parcel 3A shall also be established as a shared private access easement for 3B.

All more particularly described in Exhibit "C", Private Access Easement Legal Description, attached hereto and incorporated herein by this reference; and

WHEREAS, LAXAGUES agree that is necessary and to their benefit to provide a private access easement over, on and across said Exhibit "C" land and to provide access to parcels 3A and 3B (LDA 02-066) and contiguous properties;

NOW, THEREFORE, in consideration of the premises and subject to the terms hereinafter set forth LAXAGUES as owners of real property Parcel # 1320-34-002-040

0574561
BK0403PG11887



(Exhibit "A") and LAXAGUES as owners of real property Parcel # 1320-34-001-009 new APN # 1320-34-001-025 (Exhibit "B") do establish and grant a permanent private access easement as described in paragraphs i. through iv, and further described as (Exhibit "C") for entering upon, constructing, operating and maintaining a private road for the use of access for owners of referenced parcels their invitees, employees, assigns, and successors in interest, for the purpose of having access to their individual properties for vehicular, pedestrian, livestock, and other surface traffic of whatsoever nature, an L shaped strip of land Exhibit "C" attached hereto and incorporated herein by this reference. The established private access easement (Exhibit "C") shall be shared by the contiguous properties and overlap with and in no way interfere with already established Private access easement Document # 0526275.

THE RIGHT described herein is to and shall run with the land and shall be binding on and shall inure to the benefit of the parties hereto, their heirs, successors or assigns.

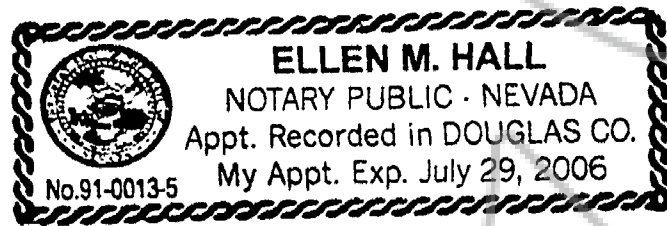
IN WITNESS WHEREOF, the parties hereto have caused this instrument to be executed.

John B. Laxague, Jr.
John Laxague

Andrae Jo (Jody) Laxague
Andrae Jo (Jody) LAXAGUE

STATE OF NEVADA,)
)ss.
COUNTY OF DOUGLAS)

On this 24 day of April, 2003, personally appeared before me, a Notary Public, JOHN LAXAGUE AND ANDRAE JO (JODY) LAXAGUE, who acknowledged to me that they executed the foregoing instrument.



Ellen M. Hall
NOTARY PUBLIC

EXHIBIT "A"

A parcel of land located within a portion of the west ½ of Section 34, Township 13 North, Range 20 East., M.D.M., Douglas County, Nevada, being more particularly described as:

Parcel 3 of Final Parcel Map (LDA 01-054) for John & Andrae Jo (Jody) Laxague filed for record in Book 1101 of Official Records, at Page 4274; Document No. 527708.

Assessors parcel Number 1320-31-002-040

10.200 acres

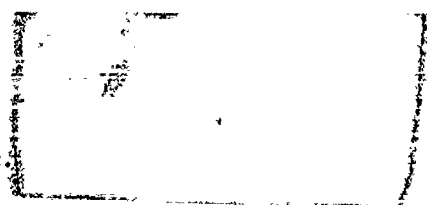
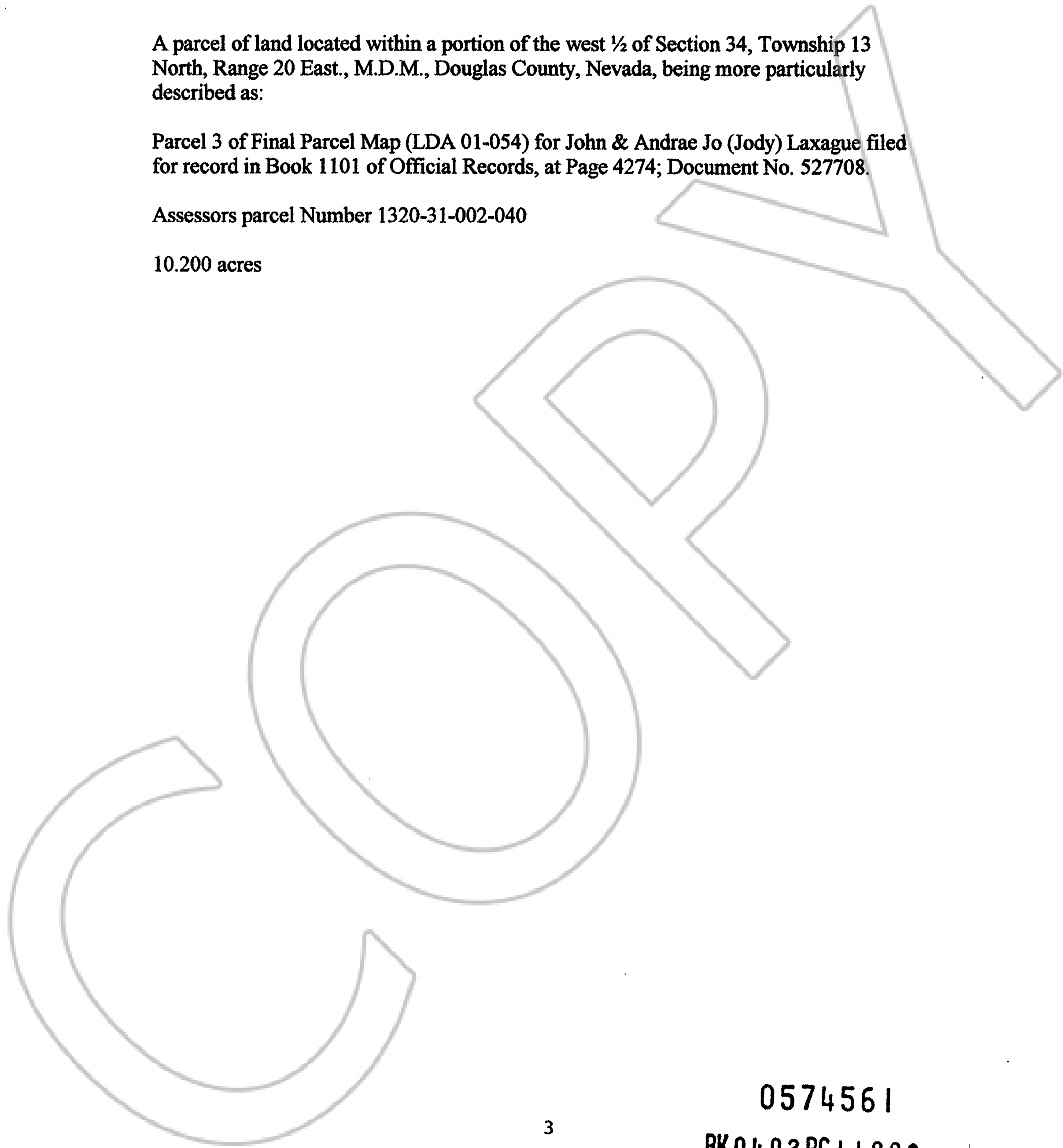


EXHIBIT "B"

pg. 1

August 6, 2001

A parcel of land located within a portion of Section 34, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of Lot D-1, as shown on The Powers Parcel Map, Document No. 91013 of the Douglas County Recorder's Office, which bears N. 26°35'37" E., 2991.12 feet from the Southwest corner of said Section 34;

thence N. 00°15'18" E., 338.04 feet;

thence S. 89°37'43" E., 1292.24 feet to the East line of said Lot D-1;

thence along said East line, S. 01°14'34" W., 189.43 feet;

thence continuing along said East line, 129.84 feet along a curve to the left having a central angle of 02°27'33" and a radius of 3025.00 feet (chord bears S. 07°24'02" E. 129.83 feet);

thence leaving said East line, N. 89°37'43" W., 616.30 feet;

thence S. 56°04'58" W., 69.60 feet;

thence N. 89°37'43" W., 644.42 feet to the West property line of the Laxague Parcel as shown on the Record of Survey for John and Jody Laxague, Document No. 142028 of the Douglas County Recorder's Office;

thence along said West line, N. 00°01'39" E., 19.21 feet to a point on the North property line of said Record of Survey;

thence along said North line, S. 89°37'43" E., 12.11 feet to the POINT OF BEGINNING.

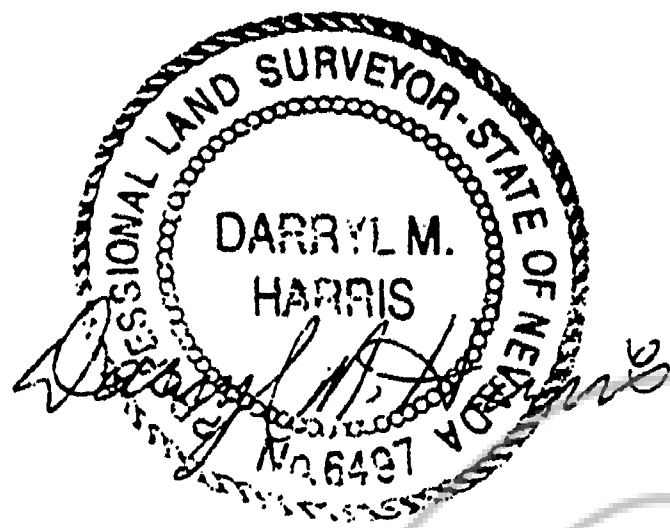
0574561

BK0403PG11890

Containing 10.043 acres, more or less.

Basis of Bearing

The Northerly property line of the Laxague Parcel as shown on the Record of Survey for John & Jody Laxague, Document No. 142028, (N. 89°37'43" W.).



8-7-01

Also described as Parcel 2 of Record of Survey to Support a Boundary Line Adjustment Map for John and Andrae Jo (Jody) Laxague filed for record in the Office of the Douglas County Recorder on September 7, 2001 in Book 0901, page 1350, Document number 522300, Official Records.

5

0574561
BK0403PG11891

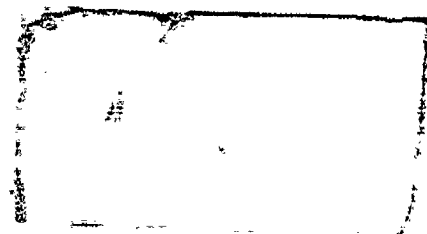


EXHIBIT "C"
LAXAGUE
PRIVATE ACCESS EASEMENT
LEGAL DESCRIPTION

page 1

April 7, 2003

A parcel of land located within a portion of Section 34, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Westerly right-of-way line of Orchard Road being the Northeast corner of Parcel 1 as shown on the Final Parcel Map for John & Andrae Jo (Jody) Laxague, Document No. 527708 of the Douglas County Recorder's Office, said point bears N. 44°48'32" E., 3758.03 feet from the Southwest corner of said Section 34;

thence along the old property line as shown on said Record of Survey which is also the Southerly line of an existing 20' access easement, S. 89°37'43" W., 613.56 feet to the Northwest corner of said Parcel 1;

thence along the Westerly line of said Parcel 1, S. 07°02'24" W., 330.57 feet to the Southeast corner of Parcel 3A ;

thence along the Southerly line of Parcel 3A, N. 89°48'06" E., 25.18 feet;

thence N. 07°02'24" E., 231.40 feet;

thence 45.35 feet along the arc of a curve to the left having a central angle of 43°18'26" and a radius of 60.00 feet, (chord bears N. 14°36'48" W., 44.28 feet);

thence 132.62 feet along the arc of a curve to the right having a central angle of 126°38'19" and a radius of 60.00 feet, (chord bears N. 27°03'08" E., 107.22 feet);

thence S. 89°37'43" E., 607.22 feet to a point on said Westerly right-of-way line of Orchard Road;

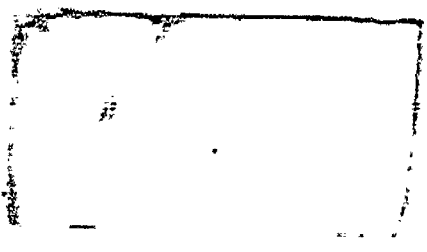
thence along said Westerly line, 40.50 feet along the arc of a curve to the left having a central angle of 00°46'02" and a radius of 3025.00 feet, (chord bears S. 08°37'49" E., 40.50 feet) to the POINT OF BEGINNING.

Containing 36,159 square feet more or less.

6

0574561

BK0403PG11892



Basis of Bearing

The Northerly line of Parcel 1 as shown on the Final Parcel Map for John & Andrae Jo (Jody) Laxague, Document No. 527708 of the Douglas County Recorder's Office, (S. 89°37'43" E.).

PREPARED BY:

Darryl M. Harris, P.L.S. # 6497
Resource Concepts, Inc.
P.O. Box 11796
212 Elks Point Road, Suite 443
Zephyr Cove, NV 89448
(775) 588-7500



SO RP

REQUESTED BY
Jody Laxague
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 APR 24 PM 3: 25

WERNER CHRISTEN
RECORDER

\$20.00 PAID *Be* DEPUTY

7 0574561

BK0403PG11893

214