

LAW OFFICE OF
MILTON MANOUKIAN, ESQ.
10135 DONNER PEAK DRIVE
RENO, NEVADA 89511
(775) 829-4434

GRANT OF SEWER PIPELINE EASEMENT; APN: 1318-23-401-009

THIS GRANT OF EASEMENT, made and conveyed this 22ND day of April, 2003, by and between QUIGLEY INVESTMENT COMPANY, a Nevada Limited Partnership, hereinafter referred to as "First Party," and DOUGLAS COUNTY SEWER IMPROVEMENT DISTRICT NO. 1, a municipal corporation, hereinafter referred to as "Second Party,"

W I T N E S S E T H:

I

That for and in consideration of the sum of Ten (\$10.00) Dollars cash in hand paid, receipt whereof is hereby acknowledged, First Party has this day bargained and sold, and by these presents does hereby grant, bargain, sell, convey, transfer and deliver unto Second Party, a permanent and non-exclusive easement and right-of-way for the following purposes, namely: The right of ingress and egress and the right to enter upon the hereinafter described land for the purposes of construction, maintenance, replacement, or repair of a sewer pipeline and manholes, and to service, maintain and operate said line, its appurtenances and related facilities, said easement and right-of-way more particularly described as follows:

Portion of a parcel of land in the E 1/2 of the SW 1/4 of the SW 1/4 of Section 23, T13N, R18E, MDB&M, Douglas County, Nevada, more particularly described as follows:

A strip of land 30 feet in width, 15 feet on each side of the following described centerline:

Commencing at the found 3/4" IP with Aluminum Cap - RLS 3519 (refer to Exhibit A - Point of Commencement), designated as the most southeasterly property corner of the 24.01 acre parcel described in the Record of Survey filed in Book 1082, Page 629, Document No. 71687, Official Records, Douglas County, Nevada; thence, S 89° 48' 20" E, a distance of 88.39 feet along the northerly right-of-way line of Nevada State Route 207 (Kingsbury Grade) to the most southwesterly property corner of the

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LAW OFFICE OF
MILTON MANOUKIAN, ESQ.
3445 SKYLINE BOULEVARD
RENO, NEVADA 89509
(702) 829-4434

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1.01 acre parcel described in the Record of Survey recorded on January 14, 1999, filed in Book 0199, Page 2383, as file No. 0458694, recorded in the Official Records of Douglas County, Nevada, and the designated Point of Beginning.

Thence from said point of beginning, N 06° 55' 20" E, a distance of 271.75 feet to a point on the northerly property line of said parcel. The westerly side line shall be shortened to begin on the westerly property line and end on the northerly property line of said parcel, and the easterly side line shall be lengthened or shortened to begin on the southerly and end on the northerly property lines of said parcel.

Said easement contains 0.166 acres (7,217 square feet) more or less.

The basis of bearings for this description is N 00° 02' 48" E, as shown on the map recorded November 4, 1955 as Document No. 10970, Official Records, Douglas County, Nevada.

The above described description traversing APN: 1318-23-401-009 is depicted on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said easement and right-of-way unto the Second Party, and unto its successors and assigns forever.

The said First Party hereby covenants with Second Party that it is lawfully seized and possessed of the aforescribed tract or parcel of land and that it has a good and lawful right to sell and convey it.

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IN WITNESS WHEREOF, First Party hereto has hereunto set
its hand the day and year first above written.

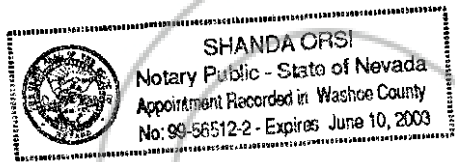
QUIGLEY INVESTMENT COMPANY, A
Nevada Limited Partnership,

By Joyce Quigley
JOYCE QUIGLEY, its General Partner

STATE OF NEVADA)
COUNTY OF Washoe ; ss.

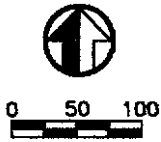
On this 22 day of April, 2003, personally appeared before
me, a Notary Public, JOYCE QUIGLEY, a General Partner of QUIGLEY
INVESTMENT COMPANY, A Nevada Limited Partnership, and the duly
designated and authorized representatives of said partnership,
known to me or proven to me to be the person described in and who
executed the foregoing instrument, who acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

LAW OFFICE OF
MILTON MANOUKIAN, ESQ.
10135 DONNER PEAK DRIVE
RENO, NEVADA 89511
(775) 829-4434



[Signature]
NOTARY PUBLIC

0578895



APN
1318-23-401-012
QUIGLEY
INVESTMENT CO

APN
1318-23-401-017
QUIGLEY
INVESTMENT CO

APN
1318-23-401-011
QUIGLEY
INVESTMENT CO

APN
1318-23-401-016
QUIGLEY
INVESTMENT CO

APN
1318-23-401-020
QUIGLEY
INVESTMENT CO



N 00°02'06" W 1273.94'
(BASIS OF BEARING PER
RECORD OF SURVEY, DOC # 10870)

APN
1318-23-401-021
QUIGLEY
INVESTMENT CO

APN
1318-23-401-010
QUIGLEY
INVESTMENT CO

APN 1318-23-401-008
KINGSLEY HW & BJ
CO-TRUSTEES

APN
1318-23-401-022
QUIGLEY
INVESTMENT CO

APN
1318-23-401-009
QUIGLEY
INVESTMENT CO

APN
1318-23-401-023
QUIGLEY
INVESTMENT CO

FND 3/4" IP
W/AL CAP RLS
3519

S89°48'20"E
88.39'

KINGSBURY GRADE

POINT OF BEGINNING (POB)

POINT OF COMMENCEMENT



0578895

EXHIBIT A

APRIL 1, 2003

BK0603PG01908

LAW OFFICE OF
MILTON MANOUKIAN, ESQ.
10135 DONNER PEAK DRIVE
RENO, NEVADA 89511
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COPIES

REQUESTED BY
Milton Manoukian
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 JUN -5 AM 8:32

WERNER CHRISTEN
RECORDER

\$ 18⁰⁰ PAID *K2* DEPUTY

0578895

BK0603PG01909

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GRANT OF SEWER PIPELINE EASEMENT; APN: 1318-23-401-009

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Nevada Limited Partnership,

By Joyce Quigley
JOYCE QUIGLEY, its General Partner

STATE OF NEVADA)
COUNTY OF Washoe) ss.

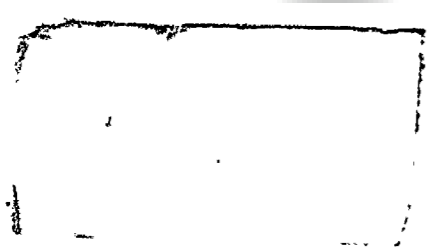
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me, a Notary Public, JOYCE QUIGLEY, a General Partner of QUIGLEY
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designated and authorized representatives of said partnership,
known to me or proven to me to be the person described in and who
executed the foregoing instrument, who acknowledged to me that he
executed the same freely and voluntarily and for the uses and
purposes therein mentioned.

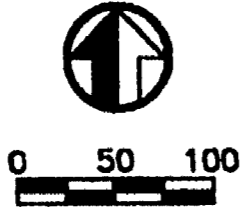
[Signature]
NOTARY PUBLIC

SHANDA ORSI
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 99-56512-2 - Expires June 10, 2003

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APN 1318-23-401-012
QUIGLEY INVESTMENT CO

APN 1318-23-401-017
QUIGLEY INVESTMENT CO

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APN 1318-23-401-022
QUIGLEY INVESTMENT CO

APN 1318-23-401-009
QUIGLEY INVESTMENT CO

APN 1318-23-401-023
QUIGLEY INVESTMENT CO

FND 3/4" IP
W/AL CAP RLS
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S89°48'20"E
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40'

KINGSBURY GRADE

POINT OF BEGINNING (POB)

POINT OF COMMENCEMENT

SHADY LANE

N 00°02'06" W 1273.94'
(BASIS OF BEARING PER
RECORD OF SURVEY, DOC # 10970)

N06°55'20"E 271.75'

POB

KINGSBURY GRADE

0578895

EXHIBIT A

APRIL 1, 2003

BK 0603 PGO 1908

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DRAFT

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Milton Manoukian
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