

GRANT OF SEWER PIPELINE EASEMENT; APN: 1318-23-401-010

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 B - 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

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

0578896
BK0603PG01910

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

1 1.01 acre parcel described in the Record of Survey
2 recorded on January 14, 1999, filed in Book 0199, Page
3 2383, as file No. 0458694, recorded in the Official
4 Records of Douglas County, Nevada, thence N 06° 55' 20"
5 E, a distance of 271.75 feet to a point on the
6 Southerly property line of the 1.7 acre parcel
7 described in the Record of Survey recorded on January
8 14, 1999, filed in Book 0199, Page 2383, as file No.
9 0458694, recorded in the Official Records of Douglas
10 County, Nevada, and the designated Point of Beginning.

11 Thence from said point of beginning, N 06° 55' 20" E, a
12 distance of 206.67 feet; thence N 02° 13' 36" E, a
13 distance of 249.21 feet to a point on the northerly
14 property line of said parcel. The westerly side line
15 shall be lengthened or shortened to begin on the
16 southerly property line and end on the northerly
17 property line of said parcel. The easterly side line
18 shall be lengthened or shortened to begin on the
19 southerly property line and end on the northerly
20 property line of said parcel.

21 Said easement contains 0.3137 acres (13,667 square
22 feet) more or less.

23 The basis of bearings for this description is N 00° 02'
24 48" E, as shown on the map recorded November 4, 1955 as
25 Document No. 10970, Official Records, Douglas County,
26 Nevada.

27 The above described description traversing APN: 1318-23-401-010
28 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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0578896

BK0603PG01911

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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,

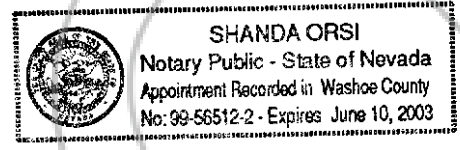
By Joyce Quigley
JOYCE QUIGLEY, its General Partner

STATE OF NEVADA)
COUNTY OF Washoe : ss.

On this 12 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.

[Signature]

NOTARY PUBLIC



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

0578896

February 10, 2003
APN 1318-23-401-010
Property Owner: Quigley Investment Company

D0200 Easements

SEWER MAIN EASEMENT

—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 B - 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 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, thence N 06° 55' 20" E, a distance of 271.75 feet to a point on the southerly property line of the 1.7 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.

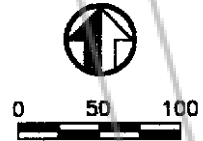
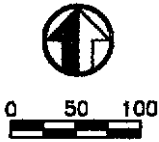
Thence from said point of beginning, N 06° 55' 20" E, a distance of 206.67 feet; thence N 02° 13' 36" E, a distance of 249.21 feet to a point on the northerly property line of said parcel. The westerly side line shall be lengthened or shortened to begin on the southerly property line and end on the northerly property line of said parcel. The easterly side line shall be lengthened or shortened to begin on the southerly property line and end on the northerly property line of said parcel.

Said easement contains 0.3137 acres (13,667 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.

0578896

BK0603PG01913



APN
1318-23-401-012
QUIGLEY
INVESTMENT CO

APN
1318-23-401-011
QUIGLEY
INVESTMENT CO

APN
1318-23-401-017
QUIGLEY
INVESTMENT CO

APN
1318-23-401-016
QUIGLEY
INVESTMENT CO

APN
1318-23-401-020
QUIGLEY
INVESTMENT CO

APN
1318-23-401-021
QUIGLEY
INVESTMENT CO

APN
1318-23-401-010
QUIGLEY
INVESTMENT CO

APN
1318-23-401-022
QUIGLEY
INVESTMENT CO

APN
1318-23-401-023
QUIGLEY
INVESTMENT CO

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

APN
1318-23-401-009
QUIGLEY
INVESTMENT CO

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

S89°48'20"E
88.39'

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

POINT OF
BEGINNING
(POB)

40' KINGSBURY GRADE

40'

POINT OF COMMENCEMENT

KINGSBURY GRADE

0578896

EXHIBIT A

BK 0603 PG 012034
BK 0603 PG 01914

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

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

2003 JUN -5 AM 8:33

WERNER CHRISTEN
RECORDER

\$19.00 PAID *Kg* DEPUTY

0578896
BK0603PG01915

19-

GRANT OF SEWER PIPELINE EASEMENT; APN: 1318-23-401-010

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:

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The above described description traversing APN: 1318-23-401-010 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 12 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.

Shanda Orsi
NOTARY PUBLIC

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

LAW OFFICE OF
MILTON MANOUKIAN, ESQ.
10135 DONNER PEAK DRIVE
RENO, NEVADA 89511
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February 10, 2003
APN 1318-23-401-010
Property Owner: Quigley Investment Company

D0200 Easements

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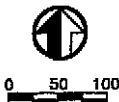
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APN
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QUIGLEY
INVESTMENT CO

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1318-23-401-011
QUIGLEY
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APN
1318-23-401-017
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QUIGLEY
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1318-23-401-022
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APN
1318-23-401-023
QUIGLEY
INVESTMENT CO

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

APN
1318-23-401-009
QUIGLEY
INVESTMENT CO

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

589°48'20"E
88.39'

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

SHADY LANE

POINT OF
BEGINNING
(POB)

KINGSBURY GRADE

POINT OF COMMENCEMENT

KINGSBURY GRADE

N06°55'30"E 271.75'
N06°55'30"E 208.07'
N06°13'06"E 248.21'

POB

0578896

EXHIBIT A

BK 060396012014
BK 06039601914

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

COPIES

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

2003 JUN -5 AM 8: 33

WERNER CHRISTEN
RECORDER

\$19.00 PAID *Kg* DEPUTY

