

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

GRANT OF SEWER PIPELINE EASEMENT

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:

Commencing at the found 3/4" IP with Aluminum Cap - RLS 3519 (refer to Exhibit D - 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

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1 Records of Douglas County, Nevada; thence, N 06° 55'
2 20" E, a distance of 477.82 feet; thence, N 02° 13' 36"
3 E, a distance of 288.13 feet to a point on the easterly
4 property line of Parcel 8 of the Shady Lane Subdivision
as shown on the map recorded November 4, 1955 as
Document No. 10970, Official Records, Douglas County,
Nevada, and designated Point of Beginning.

5 Thence from said point of beginning, N 00° 02' 06" W, a
6 distance of 91.09 feet along the easterly property line
7 to the northeasterly property corner of said lot;
8 thence leaving said property corner S 89° 30' 12" E, a
9 distance of 19.00 feet across that parcel of land
10 originally intended as Right of Way; thence S 00° 02'
11 06" E, a distance of 130.00 feet to a point on the
12 northerly property line of the 1.7 acre parcel
13 described in the Record 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 along said property line N 89°
30' 12" W, a distance of 19.00 feet to the
southeasterly property corner of Parcel 8 of the Shady
Lane Subdivision; thence N 00° 02' 06" W, a distance
of 38.91 feet along the easterly property line of said
lot to the point of beginning.

14 Said easement contains 0.0567 acres (2,470 square feet)
15 more or less.

16 The basis of bearings for this description is N 00° 02'
17 48" E, as shown on the map recorded November 4, 1955 as
Document No. 10970, Official Records, Douglas County,
Nevada.

18 The above described description is depicted on Exhibit "A"
19 attached hereto and incorporated herein by reference.

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

22 The said First Party hereby covenants with Second Party that
23 it is lawfully seized and possessed of the aforescribed tract
24 or parcel of land and that it has a good and lawful right to sell
25 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.

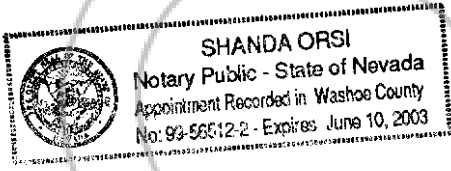
QUIGLEY INVESTMENT COMPANY, A
Nevada Limited Partnership,

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



LAW OFFICE OF
MILTON MANOUKIAN, ESQ.
10135 DONNER PEAK DRIVE
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February 10, 2003
Right of Way
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:

Commencing at the found 3/4" IP with Aluminum Cap - RLS 3519 (refer to Exhibit D - 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 477.82 feet; thence, N 02° 13' 36" E, a distance of 288.13 feet to a point on the easterly property line of Parcel 8 of the Shady Lane Subdivision as shown on the map recorded November 4, 1955 as Document No. 10970, Official Records, Douglas County, Nevada, and designated Point of Beginning.

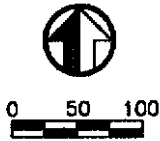
Thence from said point of beginning, *N 00° 02' 06" W, a distance of 91.09 feet along the easterly property line to the northeasterly property corner of said lot; thence leaving said property corner S 89° 30' 12" E, a distance of 19.00 feet across that parcel of land originally intended as Right of Way; thence S 00° 02' 06" E, a distance of 130.00 feet to a point on the northerly property line of the 1.7 acre parcel described in the Record 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 along said property line N 89° 30' 12" W, a distance of 19.00 feet to the southeasterly property corner of Parcel 8 of the Shady Lane Subdivision; thence N 00° 02' 06" W, a distance of 38.91 feet along the easterly property line of said lot to the point of beginning.*

Said easement contains 0.0567 acres (2,470 square feet) more or less.

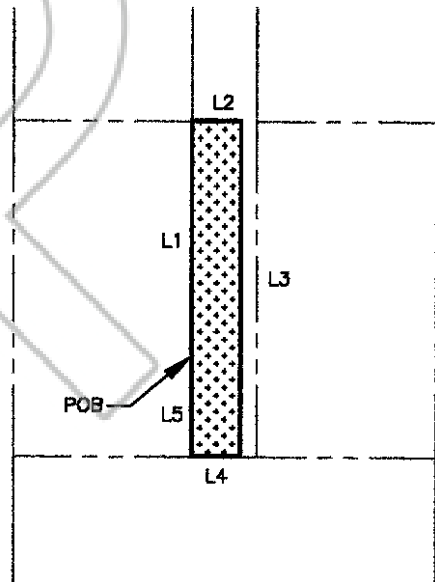
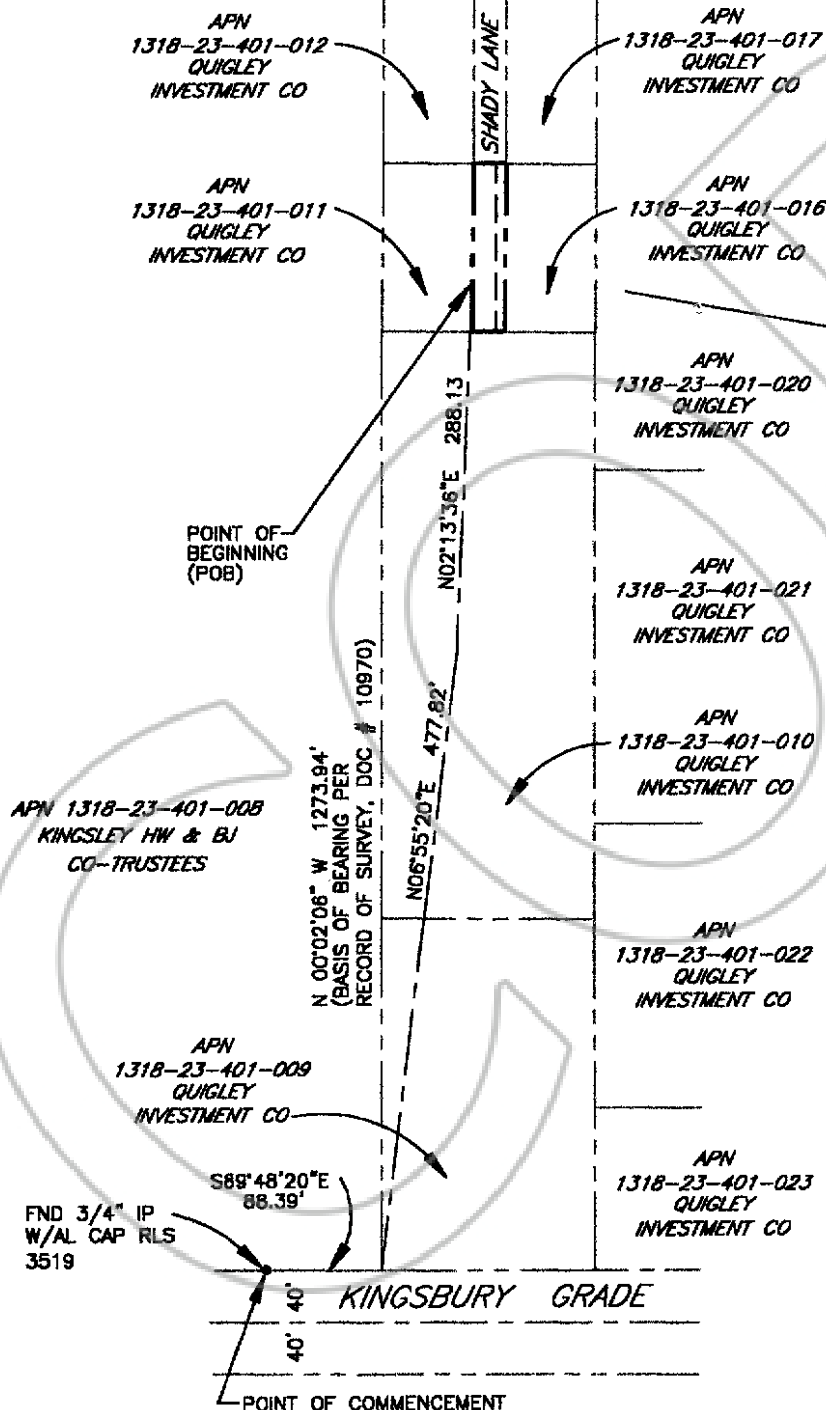
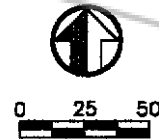
The basis of bearings for this description is N 00° 02' 48" E, as shown on the map recorded November 4, 1955 as Document No. 10970, Official Records, Douglas County, Nevada.

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	BEARING AND DISTANCE
L1	N00°02'06"W, 91.09'
L2	S89°30'12"E, 19.00'
L3	S00°02'06"E, 130.00'
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NOTE: THE EASEMENT DESCRIBED HEREON IS ACROSS A PARCEL OF LAND CREATED BY THAT RECORD SURVEY FOR SHADY LANE SUBDIVISION DOCUMENT NO. 10970. THE PARCEL WAS ORIGINALLY INTENDED TO BE A STREET RIGHT OF WAY AND CURRENT COUNTY RECORDS DO NOT SHOW OWNERSHIP.

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EXHIBIT A

APRIL 1, 2003

BK0603PG01926

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Milton Manoukian
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 JUN -5 AM 8:36

WERNER CHRISTEN
RECORDER

\$19.00 PAID *Kg* DEPUTY

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19-

GRANT OF SEWER PIPELINE EASEMENT

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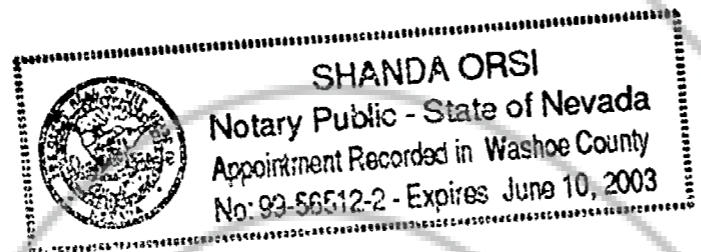
QUIGLEY INVESTMENT COMPANY, A
Nevada Limited Partnership,

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.

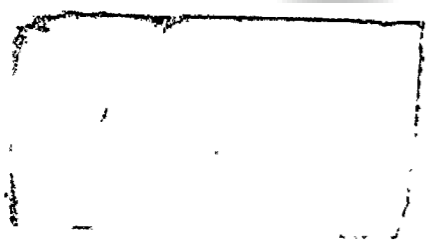
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February 10, 2003
Right of Way
Property Owner: Quigley Investment Company

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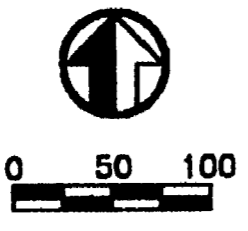
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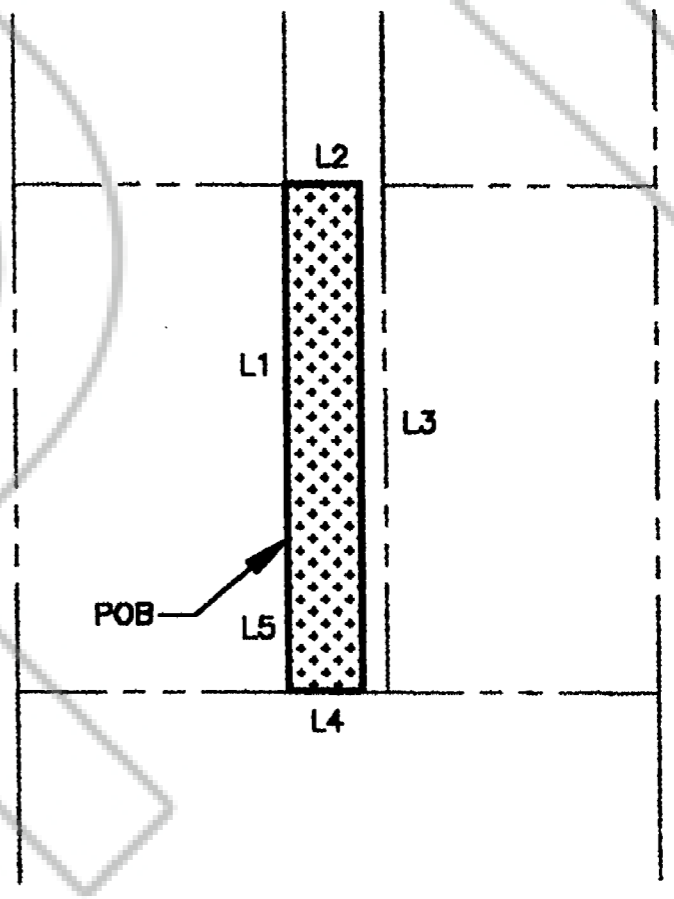
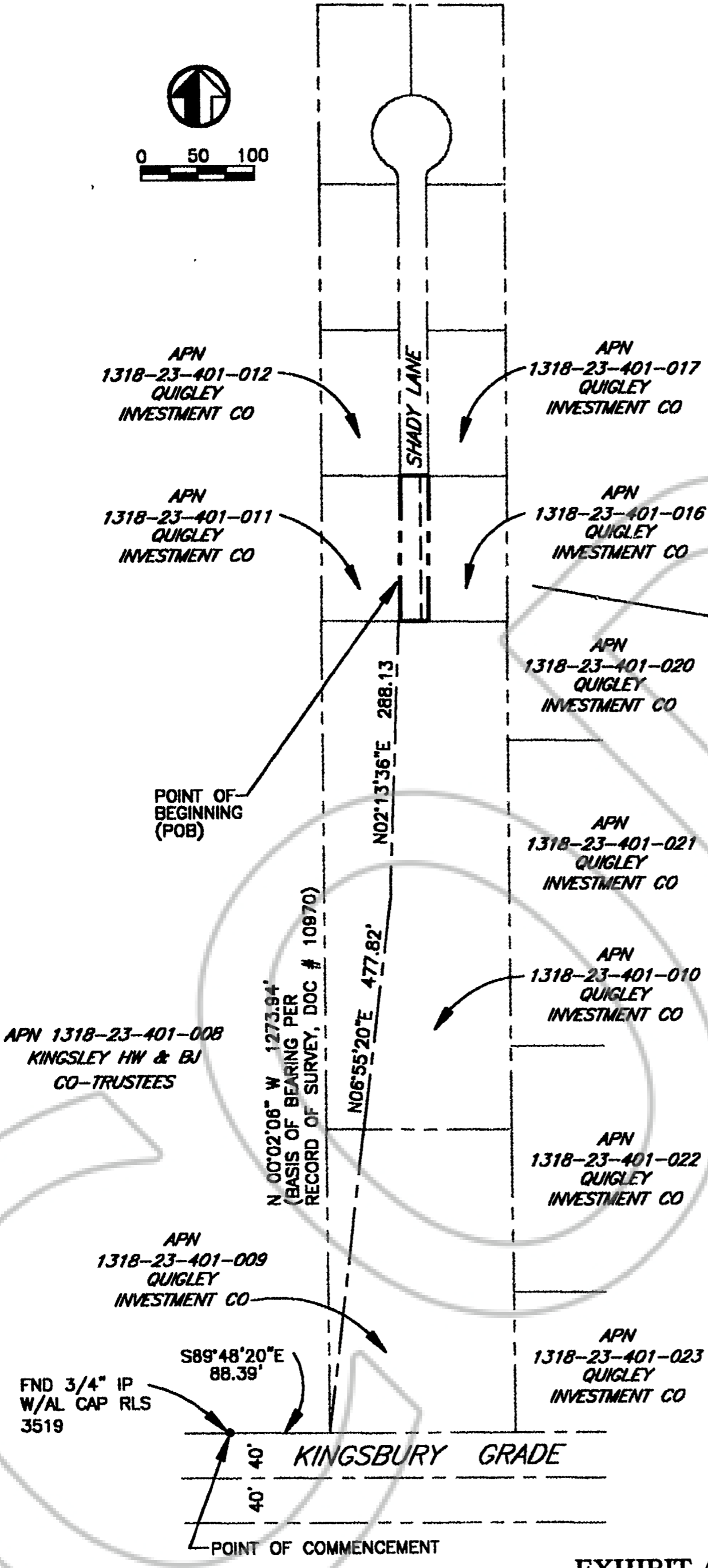
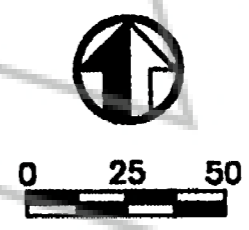
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BEARING AND DISTANCE	
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APN 1318-23-401-008
KINGSLEY HW & BJ
CO-TRUSTEES

APN 1318-23-401-009
QUIGLEY
INVESTMENT CO

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

S89°48'20"E
88.39'

40' KINGSBURY GRADE

POINT OF COMMENCEMENT

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
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APN 1318-23-401-022
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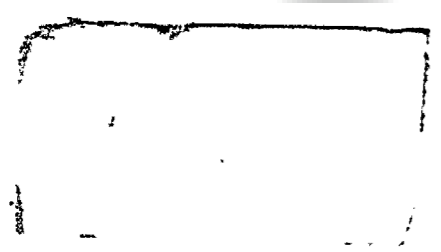
APN 1318-23-401-023
QUIGLEY
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EXHIBIT A

APRIL 1, 2003

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DOUGLAS CO. NEVADA

2003 JUN -5 AM 8: 36

WERNER CHRISTEN
RECORDER

\$ 19⁰⁰ PAID *Kg* DEPUTY

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