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REQUESTED BY
Town of Gardnerville
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

APN: 1220-10-610-010

2003 JUL -2 PM 4:29

RECORDED AT THE REQUEST
OF AND RETURN TO:

WERNER CHRISTEN
RECORDER

✓ James Park, Town Manager
Town of Gardnerville
1407 ~~1369~~ Hwy. 395 South
Gardnerville, Nevada 89410

\$ *0* PAID *BC* DEPUTY

NON-EXCLUSIVE SIGN EASEMENT DEED

THIS INDENTURE, made this 18th day of April, 2003, by and between CARSON VALLEY MEDICAL CENTER ("Grantor"), record fee owner of the property described generally as the Carson Valley Medical Center, Douglas County Assessor's Parcel No. 1220-10-610-010, also generally described as that property located at 1107 Hwy. 395 South, Gardnerville, Nevada, 89410, and the Town of Gardnerville, by and through its Town Board ("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 from the Grantee, and for the sum of TEN DOLLARS (\$10.00), receipt of which is hereby acknowledged by Grantor, does by these presents, grant, bargain and sell to Grantee and its heirs and assigns a non-exclusive sign easement for the Grantee's south gateway entrance sign ("Easement") on the property owned by Grantor commonly known as 1107 Hwy. 395 South, Gardnerville, Nevada, 89410, APN 1220-10-610-010 ("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.

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Grantor grants to Grantee a non-exclusive Easement for Grantee's south gateway sign appurtenant to and on the servient tenement for so long as Grantee maintains a sign on the servient tenement. The easement shall allow Grantee the right of constructing its south gateway sign, access to the sign site, and all necessary appurtenances for Grantee to install, access, maintain and utilize a sign to be developed on the servient estate for so long as Grantee maintains a sign 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", which is also attached hereto and incorporated herein as if set forth in full.

The sign easement granted by this instrument is intended to allow the Grantee to locate a south gateway entrance sign to the Town of Gardnerville on the servient tenement, access the sign site, and install all necessary appurtenances necessary for the sign, including electricity for its illumination, 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 sign and its improvements to be located by Grantee on the demised premises. Grantee shall at all times maintain and repair the sign site improvement 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 sign site Easement described in Exhibits "A" and "B" for the purpose of maintaining, repairing and keeping the sign facilities and appurtenances (and all necessary incidents thereto) in good order.

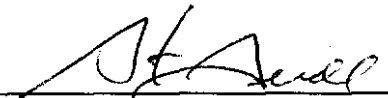
NOW THEREFORE, Grantor grants to Grantee a non-exclusive south entrance sign site easement as described in the above-stated recitals, each and every of which is specifically included in the grant of a non-exclusive sign site easement to Grantee as if restated in full hereinbelow as follows:

Grantor grants an Easement as described and depicted in Exhibits "A" and "B", and as described and delineated herein (including recitals), to Grantee for so long as Grantee maintains a south gateway entrance sign to the Town of Gardnerville. Said easement contains approximately 300 square feet.

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

IN WITNESS WHEREOF, Grantor has signed this Non-Exclusive Sign Site Easement on the day and year first written above.

CARSON VALLEY MEDICAL CENTER

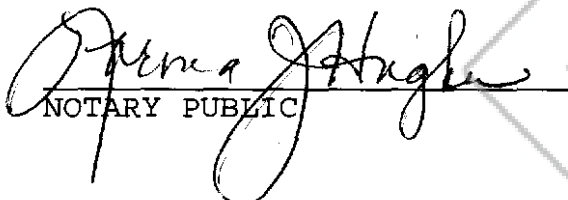

By its: Director of Finance

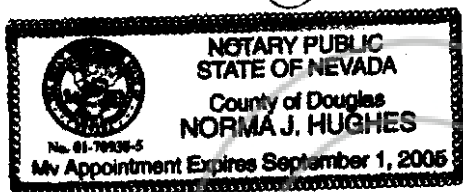
A C K N O W L E D G E M E N T

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On April 18, 2003, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Steve Gredl, 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 April 18, 2003.


NOTARY PUBLIC



March 7, 2003

LEGAL DESCRIPTION
FOR
APN 1220-10-610-010
SIGN EASEMENT

The portion of land referred to herein is situate in the State of Nevada, County of Douglas, and described as follows:

All that certain piece or parcel of land situate in Section 10, Township 12 North, Range 20 East, M.D.M., and more particularly described as follows:

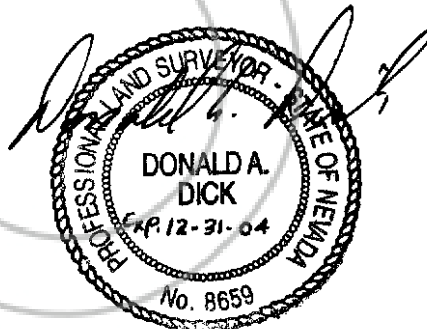
BEGINNING at a point that is North 44°45'26" West, 21.18 feet from the Southerly corner of APN 1220-10-610-010 as shown on Record of Survey Document #329659 and EXHIBIT B , thence through the following courses;

1. North 44°45'26" West, 15.00 feet;
2. North 45°14'34" East, 20.00 feet;
3. South 44°45'26" East, 15.00 feet;
4. South 45°14'34" East, 20.00 feet to the Point of Beginning.

AREA = 300 sq. ft.

The bearing of North 44°45'26" West along the Southerly line of APN 1220-10-610-010 as shown on Document No. 329659 was used as the Basis of Bearings for this description.

Prepared by:
Donald A. Dick, PLS
1005 Eagle Ct.
Gardnerville, Nv. 89410



3-07-03

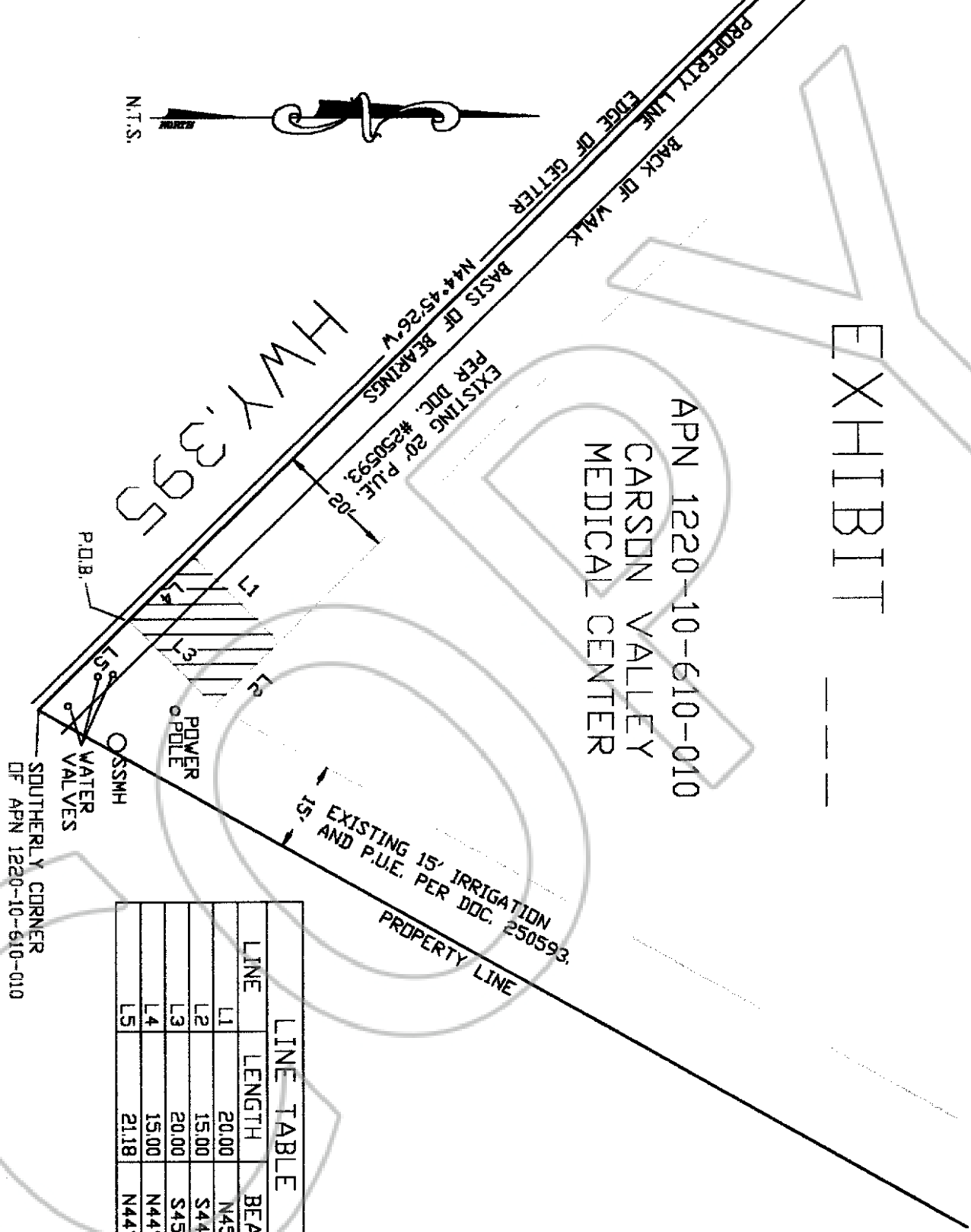
EXHIBIT A

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EXHIBIT

APN 1220-10-610-010
 CARSON VALLEY
 MEDICAL CENTER



LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00	N45°14'34"E
L2	15.00	S44°45'26"E
L3	20.00	S45°14'34"W
L4	15.00	N44°45'26"W
L5	21.18	N44°45'26"W

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EXHIBIT B