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REQUESTED BY
David Wasick
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

✓ WHEN RECORDED MAIL TO:
David Wasick & Carol Coats
877 Mahogany Drive
Minden, NV 89423
APN# 1320-30-411-014
APN# 1320-30-411-018

2003 AUG 27 AM 9:06

WERNER CHRISTEN
RECORDER

\$18⁰⁰ PAID KJ DEPUTY

EASEMENT FOR LANDSCAPE PURPOSES

for the Benefit of APN# 1320-30-411-018 (879 Mahogany Drive, Minden, Nevada) and to the burden of APN# 1320-30-411-014 (877 Mahogany Drive, Minden, Nevada).

Declarants DAVID WASICK and CAROL COATS, Husband and Wife as Community property with right of survivorship are the owners of that certain real property located in Douglas County Nevada described as 877 Mahogany Drive, Minden Nevada and assessors parcel number 1320-30-411-014.

Declarants desire to create the following Easement and Deed Restrictions running with the land burdening 877 Mahogany Drive, Minden Nevada, assessors parcel number 1320-30-411-014 and affecting the real property as shown and described on Exhibit 'A' and 'B.'

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DAVID WASICK and CAROL COATS, Husband and Wife as Community property with right of survivorship and as owners of 877 Mahogany Drive, Minden Nevada, and assessors parcel number 1320-30-411-014,

hereby grant(s) to the property owner DAVID WASICK and CAROL COATS, Husband and Wife as Community property with right of survivorship and to their heirs, grantees and assigns of such grantee forever, and all persons hereafter acquiring or owning a fee interest in the benefited parcel described 879 Mahogany Drive, Minden Nevada, and Assessor's Parcel Number 1320-30-411-018,

an easement and right-of-way for landscaping, and the right to plant, maintain, replace, or remove landscaping in, upon, over and across that certain real property situated in the County of Douglas, on a strip of land affecting the real property as shown on Exhibit 'A' and described on Exhibit 'B' that is part of the real property located in Douglas County at 877 Mahogany Drive, Minden, Nevada and assessors parcel number 1320-30-411-014 and more particularly bounded and described as follows:

0587897

BK0803PG14624

A strip of land for landscaping purposes located within a portion of the Southwest one-quarter (SW1/4) of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for David Wasick and Carol Coats recorded March 15, 2001 in the Douglas County Recorder's Office as Document No. 510487, the POINT OF BEGINNING;

thence along the easterly boundary of said Adjusted Parcel 2, South 35°20'55" West, 161.98 feet; feet;

thence North 35° 09'00" West, 43.00 feet;

thence North 45° 37'32" West, 9.59 feet;

thence North 35° 20'55" East, 136.29 feet;

thence along the southerly right-of-way of Mahogany Drive, along the arc of a curve to the left having a radius of 180;00 feet, central angle of 08° 47'20", arc length of 27.61 feet, and chord bearing and distance of South 63° 45'20" East, 27.58 feet;

thence continuing along said southerly right-of-way of Mahogany Drive, South 68° 09'00" East, 23.41 feet to the POINT OF BEGINNING, containing 7,385 square feet, more or less.

The Basis of Bearing of this description is South 68° 09'00" East, the centerline of Mahogany Drive as shown on Westwood Village No. 4 recorded September 29, 1992 in the Douglas County Recorder's Office as Document No. 289447.

Per NRS 111.312, this legal description was prepared by R. O. Anderson Engineering, Inc., P.O. Box 2229, Minden, NV 89423

together with the right to enter upon and to pass and repass over and along said easement and right-of-way and to deposit tools, implements and other materials thereon by the owner of benefited parcel 879 Mahogany Drive, Minden Nevada, and Assessor's Parcel Number 1320-30-411-018, its officers, agents, and employees and by any contractor, his agents, and employees engaged by the benefited owner of 879 Mahogany Drive, Minden Nevada, and Assessor's Parcel Number 1320-30-411-018, whenever and wherever necessary for the purposes set forth above. Reserving however to the owner of the burdened fee underlying this easement herein granted, the limited use of the surface of said real property with the permission of the benefited owner of the parcel of 879 Mahogany Drive, Minden Nevada, and Assessor's Parcel Number 1320-30-411-018, and the use of the burdened owner of the fee is also subject to the condition that the erecting of any buildings, masonry walls, masonry fences, and any other temporary or permanent structures, the planting or growing of trees or shrubs, the changing of the surface grade, or the installation of privately-owned pipelines shall be prohibited unless written permission is first obtained from the benefited owner of, the benefited parcel, 879 Mahogany Drive, Minden Nevada, and Assessor's Parcel Number 1320-30-411-018.

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This easement shall be deemed a covenant running with the land or as an equitable servitude, as the case may be, and shall constitute a benefit to the parcel of 879 Mahogany Drive, Minden Nevada, and Assessor's Parcel Number 1320-30-411-018 and a burden to the parcel 877 Mahogany Drive, Minden Nevada and assessors parcel number 1320-30-411-014, and shall be binding on the Declarants and Declarants' assigns and all persons hereafter acquiring or owning any interest in the above described parcels. This Easement may not be revoked or modified without the prior written and recorded consent of the current owners of both of the above-mentioned parcels.

IN WITNESS WHEREOF, Declarants have executed this Declaration on this ___ day of August, 2003.

As to 877 Mahogany Drive, Minden Nevada and assessors parcel number 1320-30-411-014:



DAVID WASICK



CAROL COATS

As to 879 Mahogany Drive, Minden Nevada, and Assessor's Parcel Number 1320-30-411-018:



DAVID WASICK

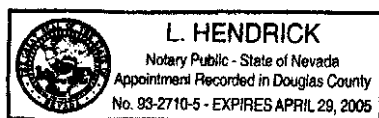


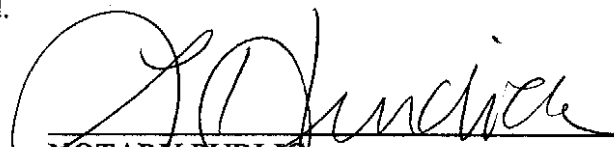
CAROL COATS

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On this 27th day of August, 2003, personally appeared before me, a Notary Public, DAVID WASICK and CAROL COATS, personally known to me or proved to be the persons whose names are subscribed to this instrument, and acknowledged that they executed it.

Witness my hand and official seal.





NOTARY PUBLIC

0587897

BK 0803 PG 14626

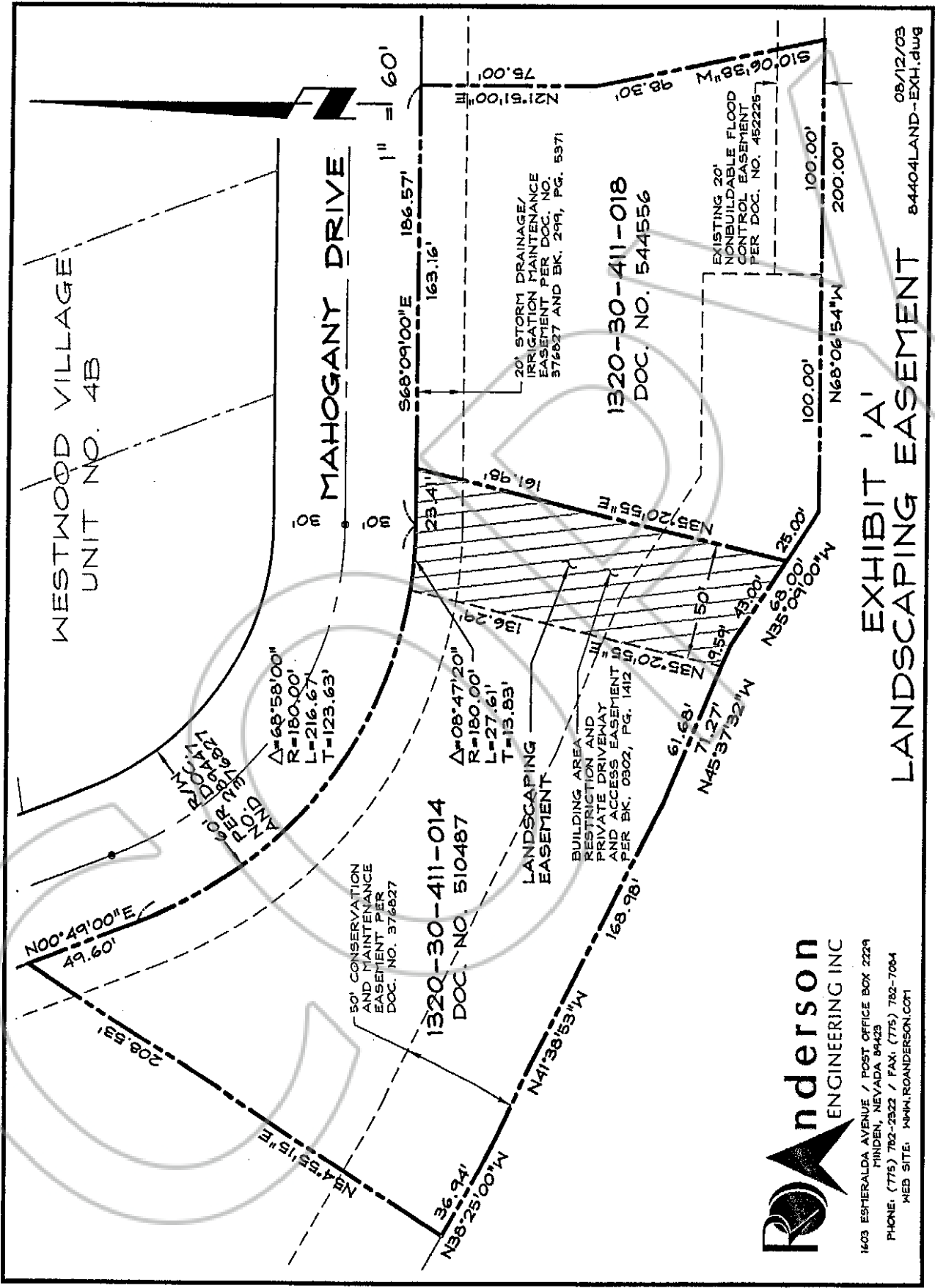


EXHIBIT 'A'
LANDSCAPING EASEMENT

Anderson
ENGINEERING INC

1403 ESTHERALDA AVENUE / POST OFFICE BOX 2224
MINDEN, NEVADA 89423
PHONE: (775) 782-2322 / FAX: (775) 782-7864
WEB SITE: WWW.ANDERSON.COM

05/12/03
84404LAND-EXH.dwg

**DESCRIPTION
LANDSCAPING EASEMENT
(Over portion A.P.N. 1320-30-411-014)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land for landscaping purposes located within a portion of the Southwest one-quarter (SW1/4) of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for David Wasick and Carol Coats recorded March 15, 2001 in the Douglas County Recorder's Office as Document No. 510487, the POINT OF BEGINNING;

thence along the easterly boundary of said Adjusted Parcel 2, South 35°20'55" West, 161.98 feet;
thence North 35°09'00" West, 43.00 feet;
thence North 45°37'32" West, 9.59 feet;
thence North 35°20'55" East, 136.29 feet;
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The Basis of Bearing of this description is South 68°09'00" East, the centerline of Mahogany Drive as shown on Westwood Village No. 4 recorded September 29, 1992 in the Douglas County Recorder's Office as Document No. 289447.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423

