

18 ✓  
RECORDING REQUESTED BY  
WHEN RECORDED MAIL TO

NAME BROOKE · SHAW · ZUMPF

MAILING POST OFFICE BOX 2860  
ADDRESS

CITY, STATE, MINDEN, NEVADA

ZIP CODE 89423

REQUESTED BY  
Brooke Shaw Zumpf  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2003 SEP 24 PM 3:01

WERNER CHRISTEN  
RECORDER

\$18<sup>00</sup> PAID. K2 DEPUTY

SPACE ABOVE THIS LINE  
RESERVED FOR RECORDER'S  
USE

TITLE(S)

LAND LEASE AGREEMENT

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**LAND LEASE AGREEMENT**

THIS LAND LEASE AGREEMENT is entered into by and between Oliver Eugene Allen and Gloria Lorraine Allen, Trustees of the Oliver Eugene Allen and Gloria Lorraine Allen Family Trust Dated December 14<sup>th</sup>, 1999 located at 951 Rubio Way, Gardnerville, Nevada, 89410 (hereinafter "Lessor") and Gary L. Allen and Diana K. Allen located at 951 Rubio Way, Gardnerville, Nevada, 89410 (hereinafter "Lessee").

1. **DESCRIPTION OF PROPERTY.** Lessor does lease the real property described in the Grant, Bargain and Sale Deed attached as Exhibit A.

2. **TERM.** The term of this lease will commence upon the execution date herein and shall continue for fifty (50) years.

3. **RENT.** Lessee will pay to Lessor as annual rent commencing with the execution date and annually thereafter on each subsequent anniversary date, the sum of One Dollar (\$1.00).

4. **USE OF THE PROPERTY.** Lessee shall have the right to construct improvements on the property, the right of ingress and egress and full rights to any lawful use of the property.

5. **LEASE TO RUN WITH LAND.** This Agreement shall run with the Property and shall be binding on and inure to the benefit of the parties to this agreement, their respective heirs, successors, assigns. This Agreement shall be recorded in Douglas County, Nevada.


6. **INDEMNITY.** Lessee agrees to indemnify Lessor and to hold Lessor harmless from and against any third party liability related to this agreement.

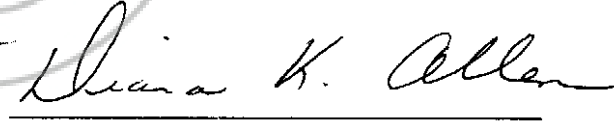
7. **GOVERNING LAW.** This Agreement shall be governed by the laws of Nevada.

**IN WITNESS WHEREOF**, the parties hereto execute this Agreement.

DATED:

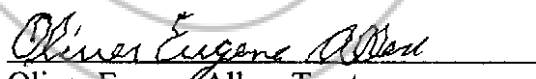
LESSEE:

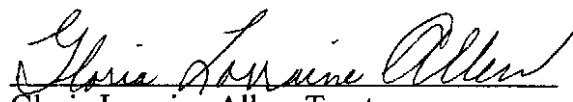
  
\_\_\_\_\_  
Gary L. Allen

  
\_\_\_\_\_  
Diana K. Allen

DATED:

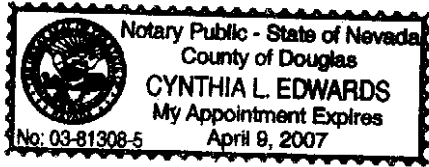
LESSOR: Oliver Eugene Allen and Gloria Lorraine Allen Family Trust Dated December 14<sup>th</sup>, 1999

  
\_\_\_\_\_  
Oliver Eugene Allen, Trustee

  
\_\_\_\_\_  
Gloria Lorraine Allen, Trustee

STATE OF NEVADA )  
 )ss.  
COUNTY OF DOUGLAS )

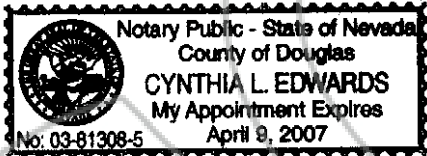
On this 15<sup>th</sup> day of September 2003, personally appeared before me, a notary public, Oliver Eugene Allen, and Gloria Lorraine Allen, Trustees of the Oliver Eugene Allen and Gloria Lorraine Allen Family Trust Dated December 14<sup>th</sup>, 1999, personally proved to me to be the persons whose names are first subscribed to the above instrument who acknowledged that they executed the above instrument.



Cynthia L Edwards  
NOTARY PUBLIC

STATE OF NEVADA )  
 )ss.  
COUNTY OF DOUGLAS )

On this 15<sup>th</sup> day of September 2003, personally appeared before me, a notary public, Gary L. Allen and Diana K. Allen, personally proved to me to be the persons whose names are first subscribed to the above instrument who acknowledged that they executed the above instrument.



Cynthia L Edwards  
NOTARY PUBLIC

DOUGLAS COUNTY

WHEN RECORDED MAIL TO:

Oliver Eugene Allen, Trustee  
Gloria Lorraine Allen, Trustee  
951 Rubio Way  
Gardnerville, Nevada 89410

APN 1220-17-501-013

R.P.T.T. § 8 GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That OLIVER EUGENE ALLEN and GLORIA LORRAINE ALLEN, husband and wife as joint tenants, with right of survivorship, in consideration of \$10, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to OLIVER EUGENE ALLEN and GLORIA LORRAINE ALLEN, Trustees of THE OLIVER EUGENE ALLEN AND GLORIA LORRAINE ALLEN FAMILY TRUST dated December 14, 1999, and to the assigns of such Grantees forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located in the Northeast 1/4 of the Northeast 1/4 of Section 17, Township 12 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

Commencing at the Northeast corner of Section 17, Township 12 North, Range 20 East, M.D.B. & M., proceed South 38°42'55" West, 1323.12 feet to the TRUE POINT OF BEGINNING, which is the Northeast corner of the parcel; thence South 0°01'14" West, 295.49 feet to the Southeast corner of the parcel; thence South 89°23'34" West, 435.91 feet along the Northerly boundary line of the William Bartels property, to the Southwest corner of the parcel; thence North 0°17'20" West, 303.63 feet, along the Easterly boundary of the 50 foot road right-of-way to the Northwest corner of the parcel; thence South 89°32'21" East, 437.53 feet to the True Point of Beginning.

Together with a non-exclusive easement, which is particularly described as follows:

A strip of land fifty (50) feet in width the Southeast corner of which is at a point located as follows:

Commencing at the Northeast corner of Section 17, Township 12 North, Range 20 East, M.D.B. & M.; thence South 38°42'55" West, 1323.12 feet; thence South 0°01'14" West,

James M. O'Reilly, Attorney at Law  
3321 North Buffalo Drive, Suite 200, Las Vegas, Nevada 89129 (702) 477-7517  
1463 Highway 395 North, Suite 102, Gardnerville, Nevada 89410-8968 (775) 782-3647

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DOUGLAS COUNTY

295.49 feet to the Southwest corner of a three acre parcel belonging to Stephen Talbot and thence South 89° 23' 34" West 435.91 feet along the South line of the said Talbot Parcel to the Point at the Southwest corner of the said Talbot Parcel, which point is also at the said Southeast corner of the said right-of-way, and the East boundary of which fifty-foot strip bears North 0° 17' 20" West to Centerville Lane.

A.P.N. 1220-17-501-013

Together with all and singular the tenements, hereditaments and appurtenances, if any, thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness our hands and seals this 14<sup>th</sup> day of December, 1999.

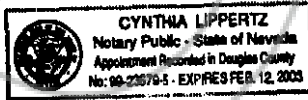
*Oliver Eugene Allen*  
OLIVER EUGENE ALLEN

*Gloria Lorraine Allen*  
GLORIA LORRAINE ALLEN

STATE OF NEVADA     )  
                              : ss  
COUNTY OF DOUGLAS )

On December 14, 1999, before me, the undersigned, a Notary Public in and for said County and State, personally appeared OLIVER EUGENE ALLEN and GLORIA LORRAINE ALLEN, personally known to me (or proved to me upon satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and who acknowledged to me that they executed the same.

*Cynthia Lippertz*  
Notary Public



Mail Tax Statements To:

Oliver Eugene Allen, Trustee  
Gloria Lorraine Allen, Trustee  
951 Rubio Way  
Gardnerville, Nevada 89410

James M. O'Reilly, Attorney at Law  
3321 North Buffalo Drive, Suite 200, Las Vegas, Nevada 89129 (702) 477-7517  
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