

52- ✓ ATTN.: Karen Dennison
Hale Lane Peak, et al
100 W. Liberty St., 10TH FLOOR
Reno, NV 89501
APN: 1419-26-001-001

REQUESTED BY
Hale Lane Peak et al
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2003 OCT 14 AM 11:43

WERNER CHRISTEN
RECORDER

\$52⁰⁰ PAID *[Signature]* DEPUTY

WHEN RECORDED, MAIL TO:
Canyon Creek Estates Homeowners
Association
P.O. Box 586
Genoa, Nevada 89411

**Grant of Sanitary Sewer Easements
(Sierra Golf Ranch)**

Tombstone Golf Club of Nevada, LLC,
a Nevada limited liability company,
as Grantor

and

Canyon Creek Estates Homeowners Association,
a Nevada non-profit corporation,
as Grantee

0593446

BK1003PG6273

APN: 1419-26-001-001

WHEN RECORDED, MAIL TO:

Canyon Creek Estates Homeowners Association
P.O. Box 586
Genoa, Nevada 89411

**Grant of Sanitary Sewer Easements
(Sierra Golf Ranch)**

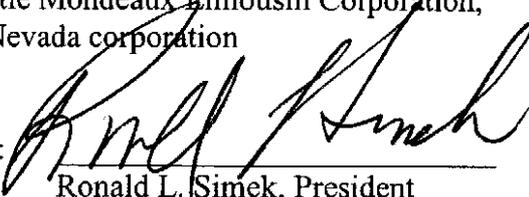
For valuable consideration, Little Mondeaux Limousin Corporation, a Nevada corporation, and Tombstone Golf Club of Nevada, LLC, a Nevada limited liability company (collectively, "Grantor") hereby grant to Canyon Creek Estates Homeowners Association, a Nevada non-profit corporation ("Grantee"), perpetual non-exclusive easements over, across and through that certain real property situate in Douglas County, Nevada, which is more particularly described in Exhibits "A1" through "C1", inclusive ("Easement Areas"), which Easement Areas are depicted on Exhibit "D1" hereto, for purposes of repair, maintenance and replacement of the sanitary sewer lines and other sewer systems constructed or to be constructed by the Grantor within the Easement Areas.

Grantee has joined in the execution of this Grant of Sanitary Sewer Easements for the purpose of agreeing that all improvements installed by Grantor within the Easement Areas shall be Common Elements, which shall be repaired, maintained and replaced by the Grantee as provided in the Declaration for the repair, maintenance and replacement of the other Common Elements. As used herein, "Declaration" shall mean that certain Declaration of Covenants, Conditions, and Restrictions for Mountain Meadow Estates recorded March 6, 2002, in the office of the County Recorder of Douglas County, Nevada, as Document No. 0536361, as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Meadow Estates recorded March 27, 2002, as Document No. 0538054, official records and as further amended by the Second Amendment to Declaration of Covenants, Conditions and Restrictions for Mountain Meadow Estates recorded April 8, 2003, as Document No. 0572832.

Dated: June 2, 2003

Grantor:

Little Mondeaux Limousin Corporation,
a Nevada corporation

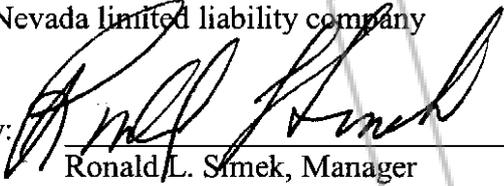
By: 

Ronald L. Simek, President

Grantor (continued):

Tombstone Golf Club of Nevada, LLC,
a Nevada limited liability company

By:

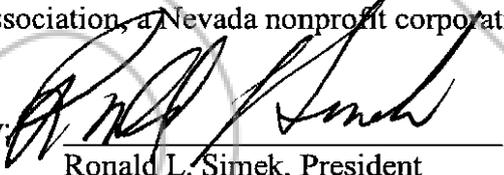


Ronald L. Simek, Manager

Grantee:

Canyon Creek Estates Homeowners
Association, a Nevada nonprofit corporation

By:

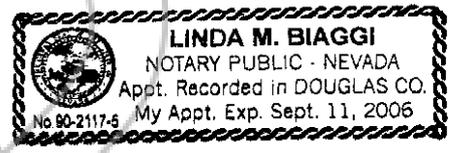


Ronald L. Simek, President

STATE OF NEVADA)
) ss.
County of Douglas)

This instrument was acknowledged before me on June 2, 2003, by Ronald L. Simek as President of Little Mondeaux Limousin Corporation, a Nevada corporation.

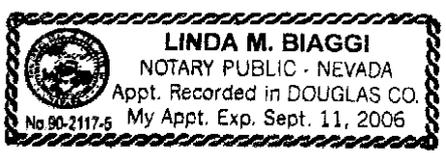
Linda M. Biaggi
Notary Public
My Commission Expires: 09-11-06



STATE OF NEVADA)
) ss.
County of Douglas)

This instrument was acknowledged before me on June 2, 2003, by Ronald L. Simek as Manager of Tombstone Golf Club of Nevada, LLC, a Nevada limited liability company.

Linda M. Biaggi
Notary Public
My Commission Expires: 09-11-06

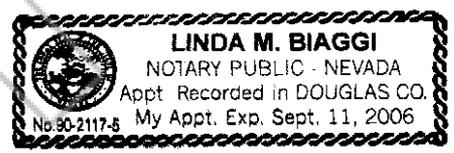
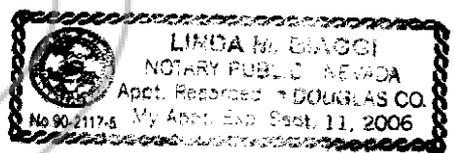


STATE OF NEVADA)
) ss.
County of Douglas)

This instrument was acknowledged before me on June 2, 2003, by Ronald L. Simek, as President of Canyon Creek Estates Homeowners Association, a Nevada nonprofit corporation.

Linda M. Biaggi
Notary Public

My Commission Expires: 09-11-06



Exhibits "A1" through "C1", Inclusive

Legal Descriptions

(See attached.)

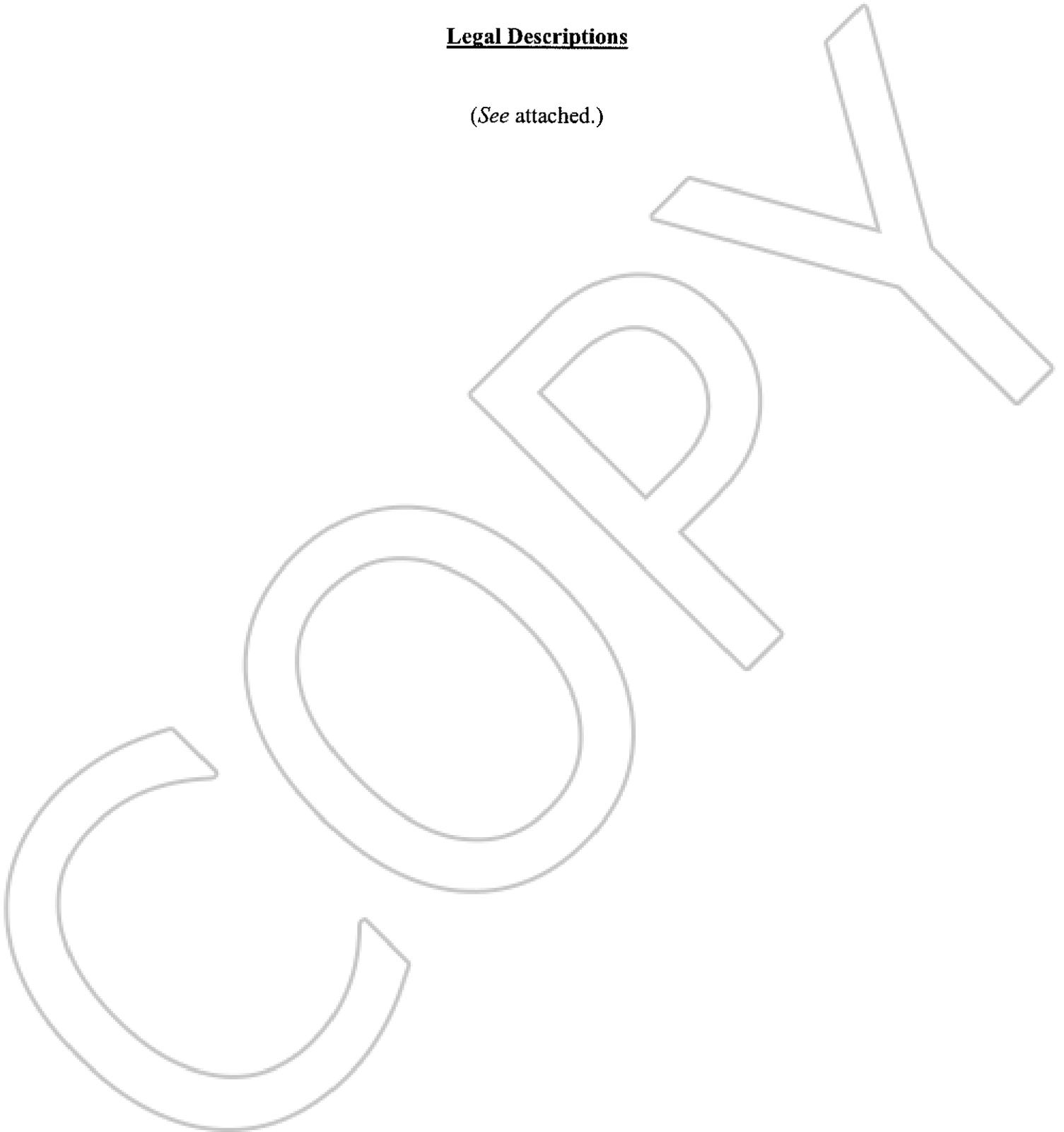


EXHIBIT 'A1'
DESCRIPTION
20' WIDE SANITARY SEWER EASEMENT 'A1'
(Over Sierra Nevada Golf Ranch - A.P.N. 1419-26-001-001)

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

A twenty foot (20') wide strip of land for sanitary sewer purposes located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the southwest corner of Open Space 'A' as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, a point on the northerly line of Parcel 22 as shown on the Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership recorded December 31, 1996 in said office of Recorder as Document No. 403935;

thence along the southerly line of said Open Space 'A', North 65°28'20" East, 14.02 feet to the POINT OF BEGINNING;

thence South 19°59'16" West, 14.02 feet;

thence along a line ten feet southerly of and parallel with the southerly line of Lot 1 per said Map, Document No. 536360 and the southerly line of Adjusted Lot 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC recorded December 6, 2002 in said office of Recorder as Document No. 560049, South 65°28'20" West, 390.80 feet;

thence along a line ten feet southerly of and parallel with said southerly line of Adjusted Lot 2 per Map, Document No. 560049, North 65°57'21" West, 42.17 feet;

thence North 57°27'33" West, 67.68 feet to the TERMINUS of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said southerly lines of Open Space 'A' and the southerly line of Adjusted Open Space 'B' per said Map, Document No. 560049.

The above described strip of land of Sanitary Sewer Easement 'A1' contains 10,294 square feet, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as

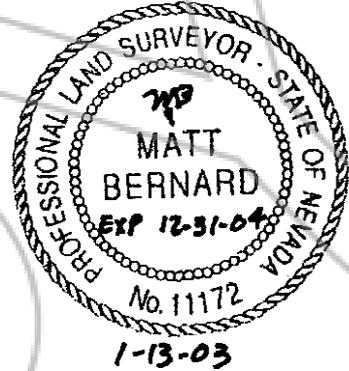
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Document No. 284936.

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



COPY

EXHIBIT 'B1'
DESCRIPTION
20' WIDE SANITARY SEWER EASEMENT 'B1'
(Over Sierra Nevada Golf Ranch - A.P.N. 1419-26-001-001)

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

A twenty foot (20') wide strip of land for sanitary sewer purposes located within portions of Section 26 and Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the southwest corner of Adjusted Open Space 'B' as shown on the record of Survey to Support a Boundary Line Adjustment for James Canyon, LLC recorded December 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 560049, a point on the northerly line of Parcel 22 as shown on the Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership recorded December 31, 1996 in said office of Recorder as Document No. 403935;

thence along the southerly line of said Adjusted Open Space 'B', South 49°33'55" East, 32.39 feet;

thence continuing along said southerly line of Adjusted Open Space 'B', South 37°03'24" East, 15.23 feet to the POINT OF BEGINNING;

thence North 57°27'33" West, 48.79 feet;

thence along a line ten feet southerly of and parallel with the southerly line of Adjusted Open Space 'B' and Adjusted Lot 3 per said Map, Document No. 560049, North 49°33'55" West, 152.54 feet;

thence along a line ten feet southerly of and parallel with the southerly line of Adjusted Lot 4, Adjusted Lot 5, and Adjusted Lot 6 per said Map, Document No. 560049, North 56°05'24" West, 208.04 feet;

thence along a line ten feet easterly of and parallel with the easterly line of Adjusted Open Space 'C' per said Map, Document No. 560049, and the easterly line of Lot 7, Open Space 'D', and Lot 8 per Final Subdivision Map PD 00-16 for Mountain Meadow Estates, Phase 1 recorded March 6, 2002 in said office of Recorder as Document No. 536360, South 44°39'57" West, 474.81 feet;

thence South 25°36'54" West, 162.52 feet to a point on the easterly line of Lot 9 per said Map, Document No. 536360, the TERMINUS of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said southerly line of Adjusted Open Space 'B' per said Map, Document No. 560049 and the easterly line of Lot 10 per said Map, Document No. 536360.

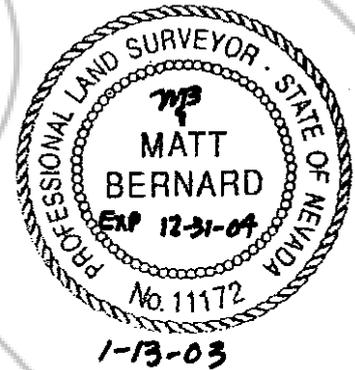
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The above described strip of land of Sanitary Sewer Easement 'B1' contains 20,884 square feet, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

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



0593446

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EXHIBIT 'C1'
DESCRIPTION
20' WIDE SANITARY SEWER EASEMENT 'C1'
(Over Sierra Nevada Golf Ranch - A.P.N. 1419-26-001-001)

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

- 1) A twenty foot (20') wide strip of land for sanitary sewer purposes located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the southeast corner of Lot 12 as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, a point on the westerly line of Parcel 22 as shown on the Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership recorded December 31, 1996 in said office of Recorder as Document No. 403935;

thence along the easterly line of said Lot 12, North 22°05'14" East, 49.80 feet;
thence South 67°54'46" East, 10.00 feet to the POINT OF BEGINNING;
thence along a line ten feet easterly of and parallel with the easterly line of Lot 12 and Lot 13 per said Map, Document No. 536360, South 22°05'14" West, 138.09 feet;
thence along a line ten feet easterly of and parallel with the easterly line of Open Space 'F', Lot 14, Lot 15, Lot 16, Lot 17 and Open Space 'G' per said Map, Document No. 536360, South 23°02'59" East, 607.90 feet;
thence South 62°17'35" East, 136.63 feet;
thence along a line ten feet easterly of and parallel with the easterly line of Lot 18, Lot 19, Lot 20, and Lot 21 per said Map, Document No. 536360, South 23°06'27" East, 584.58 feet to a point on the southerly line of said Parcel 22 per Map, Document No. 403935, the TERMINUS of this description.

The sidelines of the above described strip of land shall be extended and shortened to terminate at said southerly line of Parcel 22 per said Map, Document No. 403935.

- 2) TOGETHER WITH a twenty foot (20') wide strip of land for sanitary sewer purposes located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, lying ten feet (10') on both sides of the following described centerline:

Commencing at the northeast corner of Open Space 'G' as shown on the Final Subdivision Map PD 00-16 for Mountain Meadow Estates Phase 1 recorded March 6, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 536360, a point on the westerly line of Parcel 22 as shown on the Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership recorded December 31, 1996 in said office of Recorder as Document No. 403935;

thence South 29°08'24" East, 94.26 feet to the POINT OF BEGINNING;
thence North 76°01'59" West, 12.52 feet to the TERMINUS of this description.

The above described strips of land of Sanitary Sewer Easement 'C1' contain 29,346 square feet, more or less.

The Basis of Bearing of this description is North 89°23'01" East, the north line of the Northeast one-quarter (NE¼) of Section 26, T.14N., R.19E., M.D.M. per Map of Division Into Large Parcels for Little Mondeaux Limousin Corporation recorded July 31, 1992 as Document No. 284936.

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

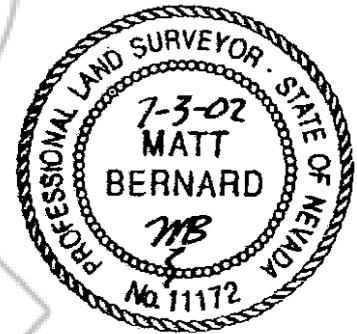


Exhibit "D1"

Depiction of Easement Areas

(See attached.)



