

APN: 1419-27-510-008
1419-27-510-009

21.1
REQUESTED BY
Anderson Engineering
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 FEB -2 PM 3:37

WERNER CHRISTEN
RECORDER

521 PAID K2 DEPUTY

✓ **WHEN RECORDED, MAIL TO:**

James Canyon, LLC
P.O. Box 586
Genoa, Nevada 89411

Grant of Sanitary Sewer Easement
(Lots 10 and 11 in Block A of Mountain Meadow Estates, Phase 1)

This Grant of Sanitary Sewer Easement is made as of the 8th day of December, 2003, by and among Jon M. Jensen and Rebecca L. Jensen, Trustees of the Jensen Trust dated May 4, 1998 ("Grantor") and James Canyon, LLC, a Nevada limited liability company ("Grantee") with reference to the following facts and is as follows:

A. Grantor is the owner of that certain real property situate in Douglas, County, Nevada, described as follows:

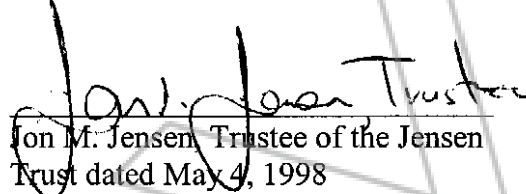
Lots 10 and 11 in Block A, as set forth on Final Subdivision Map, a Planned Development, PD00-16 for Mountain Meadow Estates, Phase 1, filed for record with the Douglas County Recorder on March 6, 2002 in Book 0302, at Page 2214, as Document No. 536360, Official Records ("Lots 10 and 11").

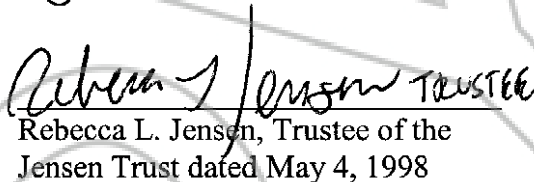
B. Grantor desires to grant a sanitary sewer easement to Grantee over Lots 10 and 11 as more particularly set forth below.

NOW, THEREFORE, for valuable consideration, Grantor hereby grants to Grantee, its successors and assigns, and each of their respective agents, representatives, employees and contractors, a perpetual non-exclusive easement over, across and through that portion of the real property situate in Douglas County, Nevada, which is located on Lots 10 and 11 and which is more particularly described in **Exhibit "E"** hereto ("Easement Area"), which Easement Area is depicted on **Exhibit "G"** hereto, for purposes of installing and constructing sanitary sewer lines and other sewer systems within the Easement Area.

IN WITNESS WHEREOF this Grant of Sanitary Sewer Easement is made as of the date first above written.

Grantor:

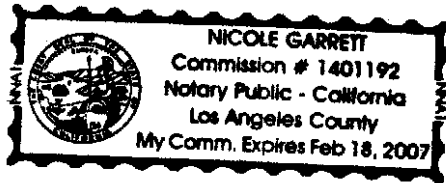

Jon M. Jensen, Trustee of the Jensen
Trust dated May 4, 1998


Rebecca L. Jensen, Trustee of the
Jensen Trust dated May 4, 1998



STATE OF NEVADA)
) ss.
County of Douglas)

This instrument was acknowledged before me on December 8th, 2003, by Jon M. Jensen, Trustee of the Jensen Trust dated May 4, 1998.

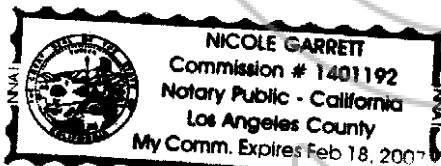


Nicole Garrett
Notary Public

My Commission Expires: Feb 18, 2007

STATE OF NEVADA)
) ss.
County of Douglas)

This instrument was acknowledged before me on December 8th, 2003, by Rebecca L. Jensen, Trustee of the Jensen Trust dated May 4, 1998.



Nicole Garrett
Notary Public

My Commission Expires: Feb. 18, 2007

Exhibit "E"

Legal Description

(See attached.)



**EXHIBIT 'E'
DESCRIPTION
SANITARY SEWER EASEMENT 'E'
(Over Lots 8, 9, 10 and 11)
(A.P.N. 1419-27-510-008, 009, 010, and 011)**

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

A strip of land for sanitary sewer purposes located within a portion of Section 27, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of Lot 11 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, the POINT OF BEGINNING;

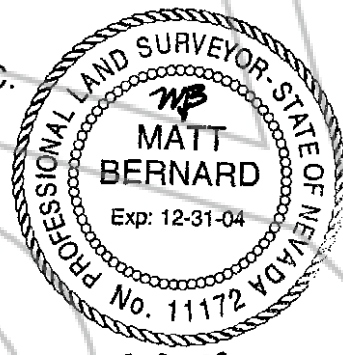
thence along the easterly line of said Lot 11, South 22°05'14" West, 17.36 feet;
thence North 67°54'46" West, 20.00 feet;
thence North 22°05'14" East, 22.09 feet to a point on the southerly line of said Lot 11;
thence along said southerly line of Lot 11, North 54°35'38" West, 227.43 feet to a point on the easterly line of Childs Canyon Drive;
thence along said easterly line of Childs Canyon Drive, North 22°05'14" East, 20.55 feet;
thence along a line ten feet northerly of and parallel with said southerly line of Lot 11, South 54°35'38" East, 228.20 feet;
thence North 25°36'54" East, 312.86 feet to a point on the easterly line of Lot 8 as shown on said Map;
thence along the easterly line of Lots 8, 9 and 10 as shown on said Map, South 22°05'14" West, 337.37 feet to the POINT OF BEGINNING.

The above described strip of land of Sanitary Sewer Easement 'E' contains 8,404 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



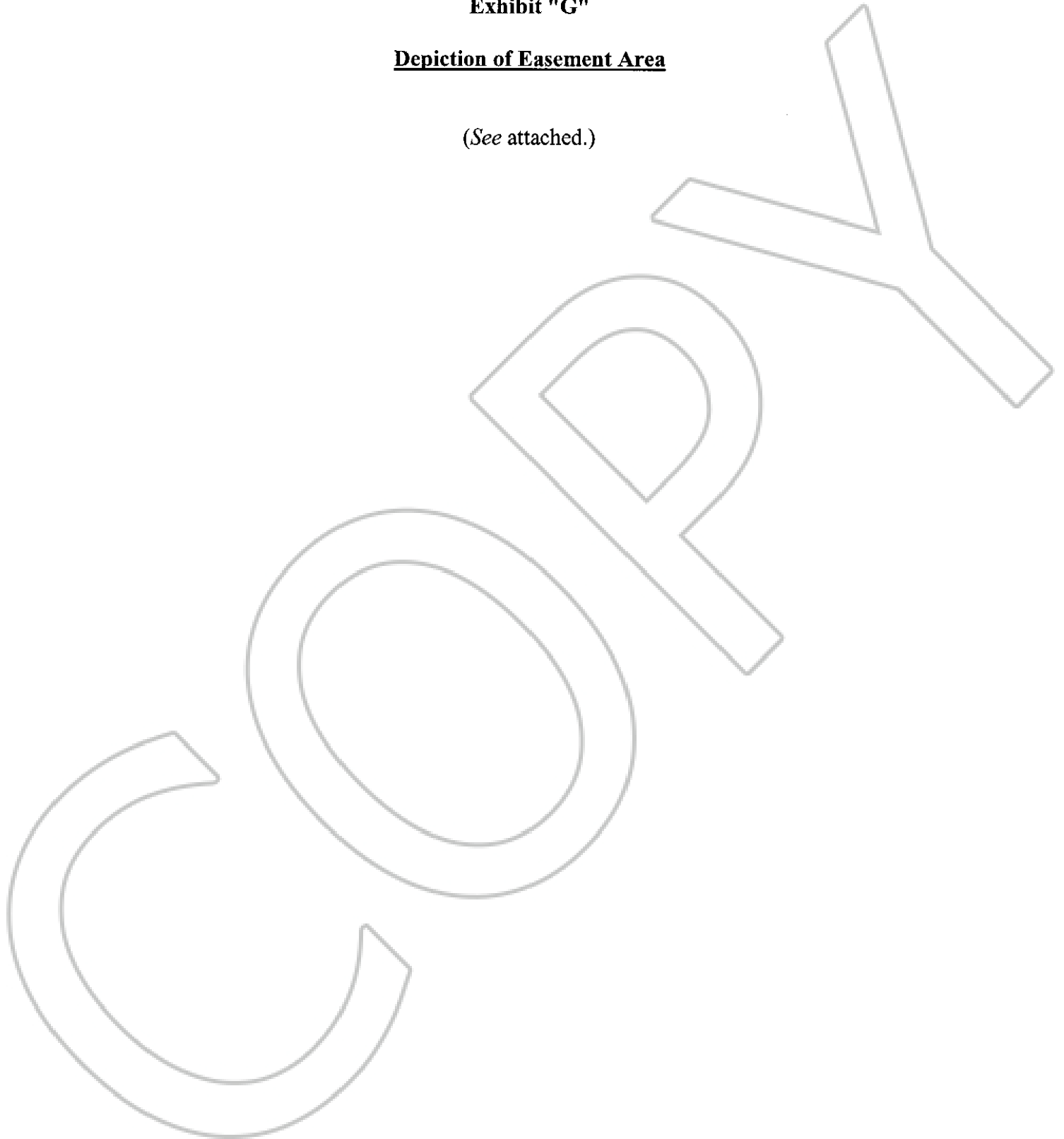
7-3-02

COOPER

Exhibit "G"

Depiction of Easement Area

(See attached.)



NOT TO SCALE

NOTE: REFERENCE IS HEREBY MADE TO THAT CERTAIN FINAL SUBDIVISION MAP PD 00-16 FOR MOUNTAIN MEADOW ESTATES PHASE I RECORDED MARCH 6, 2002 IN BOOK 0902, AT PAGE 2214, AS DOCUMENT NO. 536360 AND THAT CERTAIN RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR JAMES CANYON, LLC RECORDED DECEMBER 6, 2002 IN BOOK 1202, AT PAGE 3054, AS DOCUMENT NO. 560049.

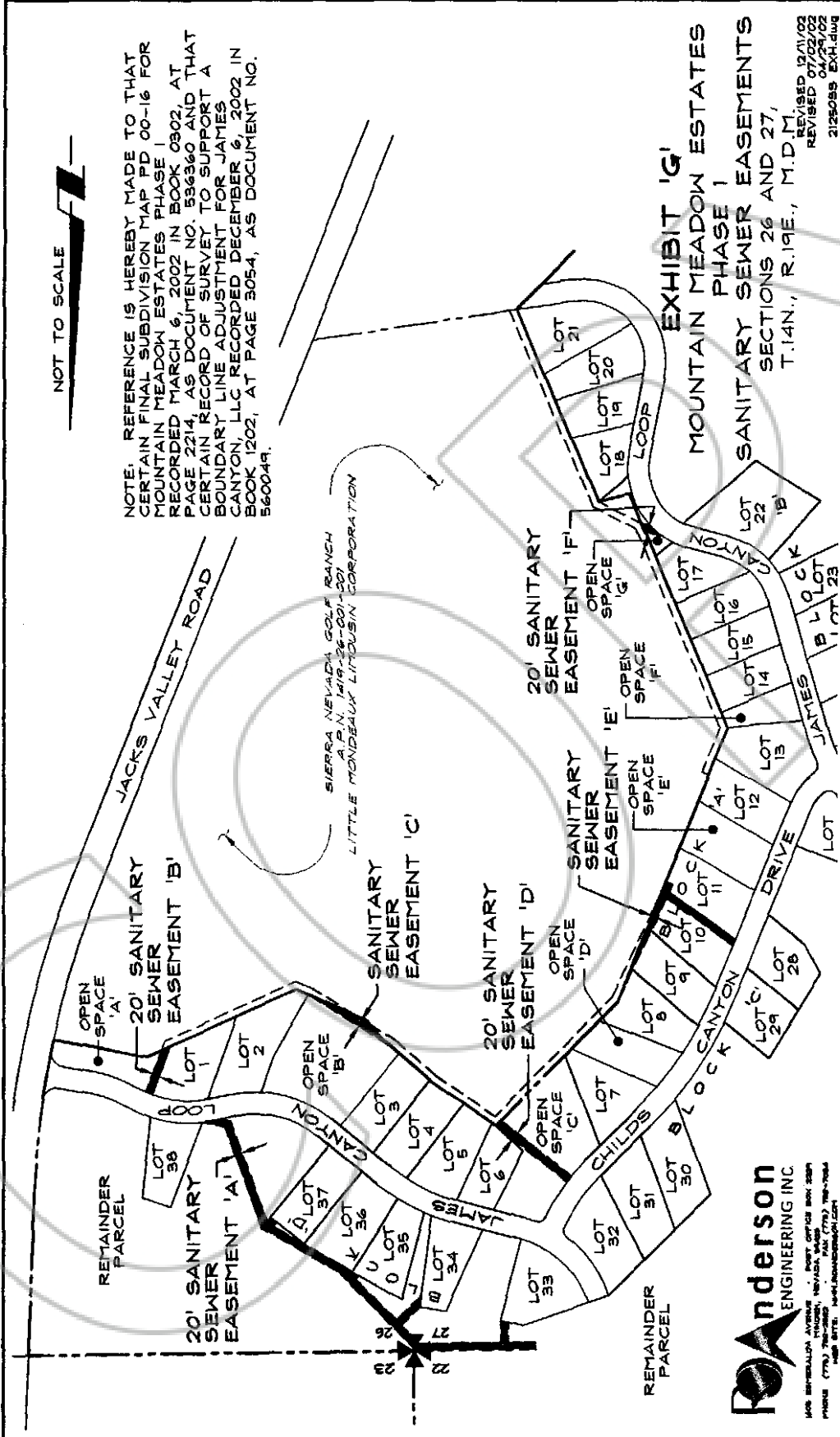


EXHIBIT 'G'
MOUNTAIN MEADOW ESTATES
PHASE I
SANITARY SEWER EASEMENTS
SECTIONS 26 AND 27,
T.14N., R.19E., M.D.M.,
REVISED 12/11/02
REVISED 07/02/02
REVISED 04/29/02
2125085 EXH.dwg

RAnderson
ENGINEERING INC.
1405 BIRCHDALE AVENUE, SUITE 200
FARMINGTON, NEVADA 89402
PHONE (775) 784-1100 FAX (775) 784-1104
WWW.RANDERSON.COM

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