

REQUESTED BY
Stewart Title of Douglas County
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 FEB -4 AM 10: 50

WERNER CHRISTEN
RECORDER

\$ 19.00 PAID *Be* DEPUTY

APN: 1420-35-310-003
APN: 1420-35-310-004

When recorded mail to:
Syncon Homes
2221 Meridian Blvd. # A
Minden, NV. 89423

Vertical stamp: This document is recorded as an accommodation only and without liability for the consideration therefor, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefor, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

EASEMENT AGREEMENT

per Sam

THIS AGREEMENT AND INDENTURE, made this 4th day of February, 2004, by SYNCON HOMES, a Nevada Corporation (hereinafter "SYNCON"),

WITNESSETH:

WHEREAS, SYNCON is the owner of certain real property located in Douglas, County, Nevada, hereinafter referred to as the "Servient Tenement", more particularly described in Exhibit "A", attached hereto and by this reference incorporated herein; and

WHEREAS, SYNCON is the owner of that certain parcel of real property located in Douglas County, Nevada, hereinafter referred to as the "Dominant Tenement", more particularly described in Exhibit "B", attached hereto and by this reference incorporated herein; and

WHEREAS, SYNCON hereby provides certain easement rights in favor of the Dominant Tenement for the installation and use of a sewer transmission line from the sewer line on the Dominant Tenement under the Servient Tenement.

NOW, THEREFORE, in consideration of the foregoing, and for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, SYNCON does hereby grant, bargain, sell, convey, transfer and deliver in favor of the

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Dominant Tenement, its heirs, successors and assigns, the following easement over, across and under that portion of the Servient Tenement, hereafter referred to as the "Easement", more particularly described in Exhibit "C", attached hereto and by this reference incorporated herein.

The Easement is created for the benefit of, and is appurtenant to, the Dominant Tenement.

The purpose of the Easement is to provide the Dominant Tenement, its heirs, successors and assigns, a non-exclusive easement for the purpose of installing and using an underground sewer transmission line, from the Dominant Tenement under the Servient Tenement.

The parties acknowledge and agree that any and all repairs and maintenance necessary for the sewer transmission line under the Servient Tenement shall be the sole responsibility of the Dominant Tenement and any and all costs associated with said maintenance and repair shall additionally be the sole responsibility of the Dominant Tenement.

The Servient Tenement agrees that it will not construct any improvements within the easement which shall in any way interfere with the Dominant Tenement's easement rights and ability to make repairs and perform maintenance on the sewer transmission line.

A.P.N. 1420-35-310-003

EXHIBIT A

LEGAL DESCRIPTION

That portion of the Southwest $\frac{1}{4}$ of Section 35, Township 14 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

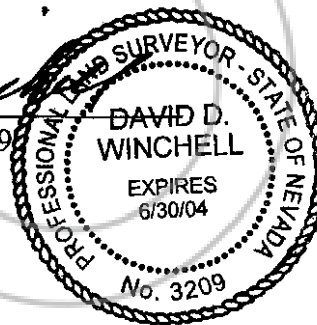
Lot 3, Block A as said lot is shown on Final Subdivision Map FSM #94-04-01 for Skyline Ranch Phase 1, recorded in Book 0501 at Page 3298 as Document No. 514006 of the Official Records of said Douglas County.

Said Lot Contains 52,257 square feet (1.20 Ac.), more or less.

Per NRS 111.312, this legal description was prepared by Western Engineering & Surveying Services, whose mailing address is 3032 Silver Sage Drive, Carson City, Nevada 89701.

By: David D. Winchell
David D. Winchell, PLS 3209

Dated: 2/03/04



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A.P.N. 1420-35-310-004

EXHIBIT B

LEGAL DESCRIPTION

That portion of the Southwest $\frac{1}{4}$ of Section 35, Township 14 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

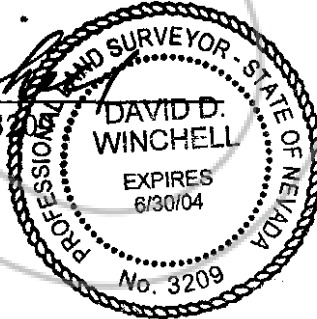
Lot 4, Block A as said lot is shown on Final Subdivision Map FSM #94-04-01 for Skyline Ranch Phase 1, recorded in Book 0501 at Page 3298 as Document No. 514006 of the Official Records of said Douglas County.

Said Lot Contains 53,234 square feet (1.22 Ac.), more or less.

Per NRS 111.312, this legal description was prepared by Western Engineering & Surveying Services, whose mailing address is 3032 Silver Sage Drive, Carson City, Nevada 89701.

By: David D. Winchell
David D. Winchell, PLS 3209

Dated: 2/03/04



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A.P.N. 1420-35-310-003 (Portion)


EXHIBIT C

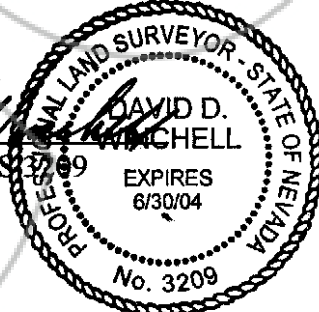
LEGAL DESCRIPTION
(Sanitary Sewer Easement across Lot 3,
Block A, Skyline Ranch Phase 1)

Being that portion of the Northwest $\frac{1}{4}$ of Section 35, Township 14 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwesterly corner of Lot 3, Block A, as said lot is shown on the Final Subdivision Map, FSM #94-04-01, for Skyline Ranch Phase 1, recorded in Book 501 at Page 3298 as File No. 514006 of the Official Records of said Douglas County; thence Easterly along the Northerly line of said Lot 3, N. $89^{\circ} 58' 22''$ E., 215.00 feet; thence S. $45^{\circ} 01' 38''$ E., 56.57 feet; thence N. $89^{\circ} 58' 22''$ E., 60.68 feet to a point on the Easterly line of said Lot 3; thence Southerly along said Easterly line, S. $23^{\circ} 23' 59''$ W., 10.90 feet; thence S. $89^{\circ} 58' 22''$ W., 60.49 feet; thence N. $45^{\circ} 01' 38''$ W., 56.57 feet; thence S. $89^{\circ} 58' 22''$ W., 210.86 feet to a point on the Westerly line of said Lot 3; thence Northerly along said Westerly line, N. $0^{\circ} 01' 38''$ W., 10.00 feet to the Point of Beginning.

Per NRS 111.312, this legal description was prepared by Western Engineering & Surveying Services, whose mailing address is 3032 Silver Sage Drive, Carson City, Nevada 89701.

By: 
David D. Winchell, PLS. 3709



Dated: 12/23/03

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