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DOC # 0634381
01/14/2005 09:22 AM Deputy: CF
OFFICIAL RECORD
Requested By:
TOWN OF MINDEN

APN 1320-29-402-007

WHEN RECORDED MAIL TO:

Hellwinkel Family Limited
Partnership
P.O. Box 7
Minden, NV 89423

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0105 PG- 4399 RPTT: 0.00



GRANT OF EASEMENT

This indenture, made and entered into this 13th day of January, 2005, by and between HELLWINKEL FAMILY LIMITED PARTNERSHIP, hereinafter referred to as Grantor, and HELLWINKEL FAMILY LIMITED PARTNERSHIP, hereinafter referred to as Grantees,

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, (and other good and valuable consideration), the Grantor hereby grants to the Grantees, their successors and assigns, a permanent easement 20 feet wide for the installation and maintenance of sewer lines, together with other necessary or convenient appurtenances connected therewith, across, over, and upon the following described lands and premises, situate in the County of Douglas, State of Nevada:

See Attached Exhibits "A" and "B"

This easement is being granted for sewer line purposes in favor of APN 1320-29-402-008.

together with the right of ingress and egress to and from said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said sewer lines and appurtenances.

Grantor agrees that no buildings or structures shall be placed upon, over, or under said easement, now or hereafter without the express approval of the Grantees, except that said parcel may be improved and used for street, road, landscape, or driveway purposes, insofar as such use does not interfere with its use by Grantees for the purposes for which this easement is granted.

It is further agreed that the Grantees shall be responsible for damage to personal property or improvements of Grantor by reason of Grantees' operation, maintenance, repair or improvements of said sewer line.

HELLWINKEL FAMILY LIMITED PARTNERHSIP by:

Robert D. Hellwinkel

Robert D. Hellwinkel, General Partner

Marlena N. Hellwinkel

Marlena N. Hellwinkel, Trustee of the Donald and Marlena Hellwinkel Trust dated 12-22-98

Donald F. Hellwinkel

Donald F. Hellwinkel, Trustee of the Donald and Marlena Hellwinkel Trust dated 12-22-98

STATE OF Nevada)
) ss
COUNTY OF Douglas)

On the 14th day of January, 2005, personally appeared before me, a Notary Public, Robert D. Hellwinkel, who acknowledged that he/she/they executed the above instrument. Donald F. Hellwinkel and Marlena N. Hellwinkel

Janice K. Condon
Notary Public

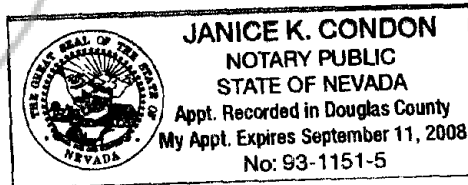


EXHIBIT "A"

SANITARY SEWER LINE EASEMENT

A 20.00-foot wide sanitary sewer line easement located within a portion of the Southwest one-quarter (SW¼) of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

A strip of land 20.00-feet in width, lying 10.00 feet on both sides of an existing sanitary sewer line located within a portion of A.P.N. 1320-29-402-007, the center line of which is more particularly described as follows:

COMMENCING at the most Northerly corner of Adjusted Parcel 1 as shown on that Record of Survey to Support a Boundary Line Adjustment for Hellwinkel Family Limited Partnership as Recorded in Book 0604, at Page 5297, as Document No. 615769, Douglas County, Nevada, Recorder's Office;

thence South 26°35'00" West, 132.00 feet;

thence South 63°25'00" East, 249.90 feet;

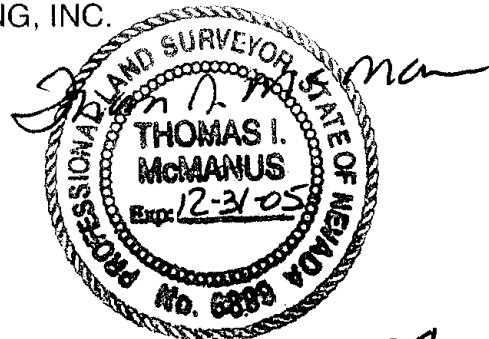
thence South 26°35'00" West, 180 feet, more or less, to said sanitary sewer line at a point on the Easterly Line of said A.P.N. 1320-29-402-007, THE POINT OF BEGINNING;

thence North 51°38' West, 115 feet, more or less, to a point on the Westerly Line of said A.P.N. 1320-29-402-007 THE POINT OF TERMINATION.

The sidelines of the above-described strip of land shall be extended and shortened to terminate at said Easterly and Westerly property lines.

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

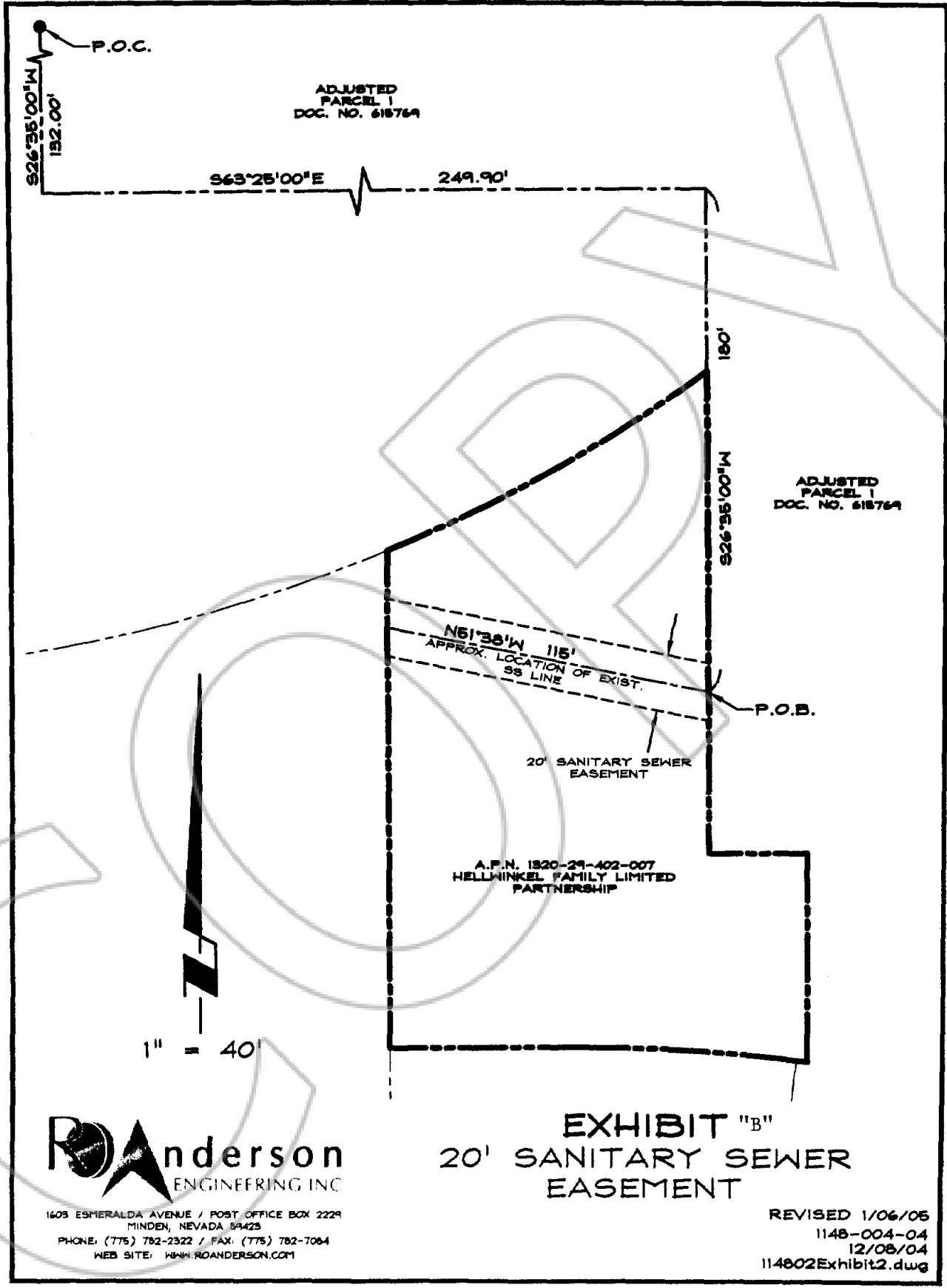
Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



12-08-04



BK- 0105
PG- 4401



RoAnderson
ENGINEERING INC

1605 ESHERALDA AVENUE / POST OFFICE BOX 2229
MINDEN, NEVADA 89425
PHONE: (775) 782-2322 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

EXHIBIT "B"
**20' SANITARY SEWER
EASEMENT**

REVISED 1/06/06
1148-004-04
12/08/04
114802Exhibit2.dwg

