

48

APN'S: 1420-07-411-074
1420-07-411-075
When Recorded Mail to
the Grantee as follows:
CHRIS MacKENZIE
P.O. Box 646
Carson City, NV 89702
RPTT: _____

DOC # 0634496
01/14/2005 03:37 PM Deputy: BC
OFFICIAL RECORD
Requested By:
ALLISON MACKENZIE RUSSELL
ETAL
Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 10 Fee: 48.00
BK-105 PG- 5107 RPTT: # 3



EASEMENT QUITCLAIM DEED

THIS INDENTURE, made this 13th day of January, 2005,
by and between JANICE BRUSTMAN, a married woman (hereinafter referred to as
"GRANTOR"), and the INDIAN HILLS GENERAL IMPROVEMENT DISTRICT, a statutorily
created municipal entity located in Douglas County, Nevada (hereinafter referred to as
"GRANTEE");

WITNESSETH:

WHEREAS, GRANTOR is the owner of certain real property located in Douglas
County, Nevada, more particularly described in Exhibit "A" attached hereto and incorporated
herein by this reference ("Servient Tenement"); and

WHEREAS, GRANTEE is seeking to obtain and provide general public access
through the Servient Tenement; and

WHEREAS, GRANTOR agrees to formalize certain nonexclusive easement rights
to IHGID to install an access path, and for the maintenance and repair of such access, over, across

and through those portions of the Servient Estate as more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference.


NOW, THEREFORE, the undersigned GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby quitclaims unto GRANTEE, and to the general public, a nonexclusive easement for an access road and for maintenance and repair of such access over, across and through those portions of the Servient Estate as shown on Exhibit "B."

The burden of this grant of easement shall run with the Servient Estate.

The maintenance and repair obligations with respect to the easement shall be borne by GRANTEE, and GRANTEE shall have the right, among other things, to pave the access path provided for herein.

TO HAVE AND TO HOLD said easements unto the said GRANTEE and the general public forever.

IN WITNESS WHEREOF, said GRANTOR has executed this instrument on the day and year first above written.



JANICE BRUSTMAN

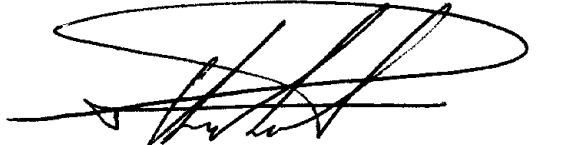
STATE OF CALIFORNIA)
) : ss.
County of Orange)

On 1-13-, 2005, before me, FARID MANSOUR

a notary public, personally appeared JANICE BRUSTMAN, ~~personally known to me~~ (or proved

to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person (or entity upon behalf of which the person acted), executed the instrument.

WITNESS my hand and official seal.



NOTARY PUBLIC

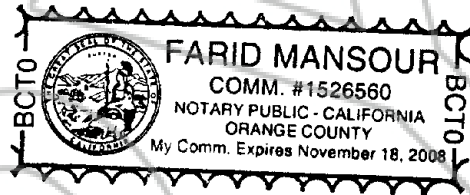


EXHIBIT "A"
(Legal Description)

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN DOUGLAS COUNTY,
STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 83, INCLUSIVE, AND PARCEL "A" RECORDED AS DOCUMENT NO.
67282, BOOK 773, PAGES 13 THROUGH 16 IN OFFICIAL RECORDS OF DOUGLAS
COUNTY, NEVADA ON JULY 2, 1973, ALL AS SHOWN ON THE MAP OF RIDGEVIEW
ESTATES FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,
NEVADA, ON DECEMBER 27, 1972 AS DOCUMENT NO. 63503, BOOK 1272, PAGE 690".

EXCEPTIONS: LOT 1 THROUGH 83 AS SHOWN ON THE MAP OF RIDGEVIEW ESTATES
RECORDED AS DOCUMENT NO. 63503, BOOK 1272, PAGE 690, ON DECEMBER 27, 1972,
OFFICIAL RECORDS OF DOUGLAS COUNTY, NV.

ASSESSORS PARCEL NO. 1420-07-411-074 AND 1420-07-411-075

**"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE
LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED NOVEMBER
30, 2004, BOOK 1104, PAGE 14181, AS FILE NO. 630667, RECORDED IN THE OFFICIAL
RECORDS OF THE DOUGLAS COUNTY, STATE OF NEVADA."**

"EXHIBIT B"

INDIAN HILLS GENERAL IMPROVEMENT DISTRICT
EASTERLING TRAIL EASEMENT
LEGAL DESCRIPTION

April 14, 2004

PARCEL A:

A strip of land 10 feet in width, located within a portion of Section 7, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada, the centerline of which is more particularly described as follows:

BEGINNING at a point on the Easterly right-of-way line of Vista Grande Drive as shown on Ridgeview Estates Subdivision Map, Document No. 63503 of the Douglas County Recorder's Office, which bears N. 78°38'18" W., 1099.00 feet from the South one-quarter corner of said Section 7;

thence S. 63°49'57" E., 128.24 feet;

thence 2.61 feet along the arc of a curve to the right having a central angle of 05°59'06" and a radius of 25.00 feet, (chord bears S. 60°50'24" E., 2.61 feet);

thence S. 57°50'51" E., 161.25 feet;

thence 11.63 feet along the arc of a curve to the left having a central angle of 26°39'44" and a radius of 25.00 feet, (chord bears S. 71°10'43" E., 11.53 feet);

thence S. 84°30'35" E., 496.14 feet;

thence 1.57 feet along the arc of a curve to the left having a central angle of 03°36'03" and a radius of 25.00 feet, (chord bears S. 86°18'37" E., 1.57 feet);

thence S. 88°06'38" E., 159.97 feet;

thence N. 89°39'51" E., 7.68 feet;

thence 197.77 feet along the arc of a curve to the left having a central angle of 87°09'56" and a radius of 130.00 feet, (chord bears N. 46°04'53" E., 179.24 feet);

thence N. 02°29'55" E., 365.08 feet;

thence N. 00°29'36" E., 65.70 feet;

thence 2.24 feet along the arc of a curve to the left having a central angle of 05°08'27" and a radius of 25.00 feet, (chord bears N. 02°04'37" W., 2.24 feet);

thence N. 04°38'50" W., 127.65 feet;



thence 9.80 feet along the arc of a curve to the left having a central angle of 22°28'15"
and a radius of 25.00 feet, (chord bears N. 15°52'58" W., 9.74 feet);
thence N. 27°07'05" W., 181.27 feet;
thence 7.84 feet along the arc of a curve to the right having a central angle of 17°58'28"
and a radius of 25.00 feet, (chord bears N. 18°07'51" W., 7.81 feet);
thence N. 09°08'38" W., 148.03 feet;
thence 2.68 feet along the arc of a curve to the right having a central angle of 06°08'24"
and a radius of 25.00 feet, (chord bears N. 06°04'25" W., 2.68 feet);
thence N. 03°00'13" W., 46.22 feet;
thence 7.13 feet along the arc of a curve to the right having a central angle of 16°20'16"
and a radius of 25.00 feet, (chord bears N. 05°09'55" E., 7.10 feet);
thence N. 13°20'03" E., 84.42 feet;
thence 10.86 feet along the arc of a curve to the right having a central angle of 24°53'46"
and a radius of 25.00 feet, (chord bears N. 25°46'56" E., 10.78 feet);
thence N. 38°13'49" E., 62.12 feet;
thence 3.05 feet along the arc of a curve to the left having a central angle of 06°59'28"
and a radius of 25.00 feet, (chord bears N. 34°44'05" E., 3.05 feet);
thence N. 31°14'21" E., 101.98 feet;
thence 10.31 feet along the arc of a curve to the left having a central angle of 23°37'48"
and a radius of 25.00 feet, (chord bears N. 19°25'28" E., 10.24 feet);
thence N. 07°36'34" E., 35.51 feet to a point on the Southeasterly right-of-way line of
Vista Grande Drive.

Containing 24,388 square feet, more or less.



PARCEL B:

A strip of land 10 feet in width, located within a portion of Section 7, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada, the centerline of which is more particularly described as follows:

BEGINNING at a point on the Southeasterly right-of-way line of Vista Grande Drive as shown on Ridgeview Estates Subdivision Map, Document No. 63503 of the Douglas County Recorder's Office, which bears N. 07°36'32" W., 1319.89 feet from the South one-quarter corner of said Section 7;

thence S 15°28'08" E., 54.42 feet;

thence 15.84 feet along the arc of a curve to the left having a central angle of 36°18'03" and a radius of 25.00 feet, (chord bears S. 33°37'09" E., 15.58 feet);

thence S. 51°46'11" E., 81.16 feet to a point on the centerline of the previously described Parcel A.

Containing 1,514 square feet, more or less.

PARCEL C:

A parcel of land for trail easement purposes, located within a portion of Section 7, Township 14 North, Range 20 East, M.D.M., being more particularly described as follows:

BEGINNING at a point on the Southerly line of the previously described Parcel A which bears N. 87°00'19" W., 319.71 feet from the South one-quarter corner of said Section 7;

thence S. 05°29'25" W., 15.00 feet;

thence N. 84°30'35" W., 25.00 feet;

thence N. 05°29'25" E., 15.00 feet;

thence S. 84°30'35" E., along said Southerly line 25.00 feet to the POINT OF

BEGINNING.

Containing 375 square feet, more or less.



PARCEL D:

A parcel of land for trail easement purposes, located within a portion of Section 7, Township 14 North, Range 20 East, M.D.M., being more particularly described as follows:

BEGINNING at a point on the Westerly line of the previously described Parcel A which bears N. 05°28'51" W., 822.67 feet from the South one-quarter corner of said Section 7;
thence S. 62°52'55" W., 20.00 feet;
thence N. 27°07'05" W., 25.00 feet;
thence N. 62°52'55" E., 20.00 feet;
thence S. 27°07'05" E., along said Westerly line 25.00 feet to the POINT OF BEGINNING.

Containing 500 square feet, more or less.

PARCEL E:

A parcel of land for trail easement purposes, located within a portion of Section 7, Township 14 North, Range 20 East, M.D.M., being more particularly described as follows:

BEGINNING at a point on the Easterly line of the previously described Parcel A which bears N. 04°26'37" W., 1183.26 feet from the South one-quarter corner of said Section 7;
thence N. 38°13'49" E., along said Easterly line, 25.00 feet;
thence S. 51°46'11" E., 20.00 feet;
thence S. 38°13'49" W., 25.00 feet;
thence N. 51°46'11" W., 20.00 feet to the POINT OF BEGINNING.

Containing 500 square feet, more or less.

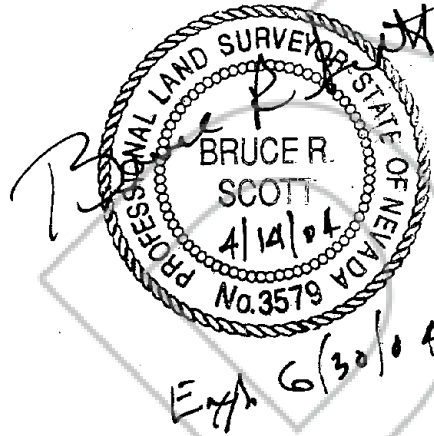


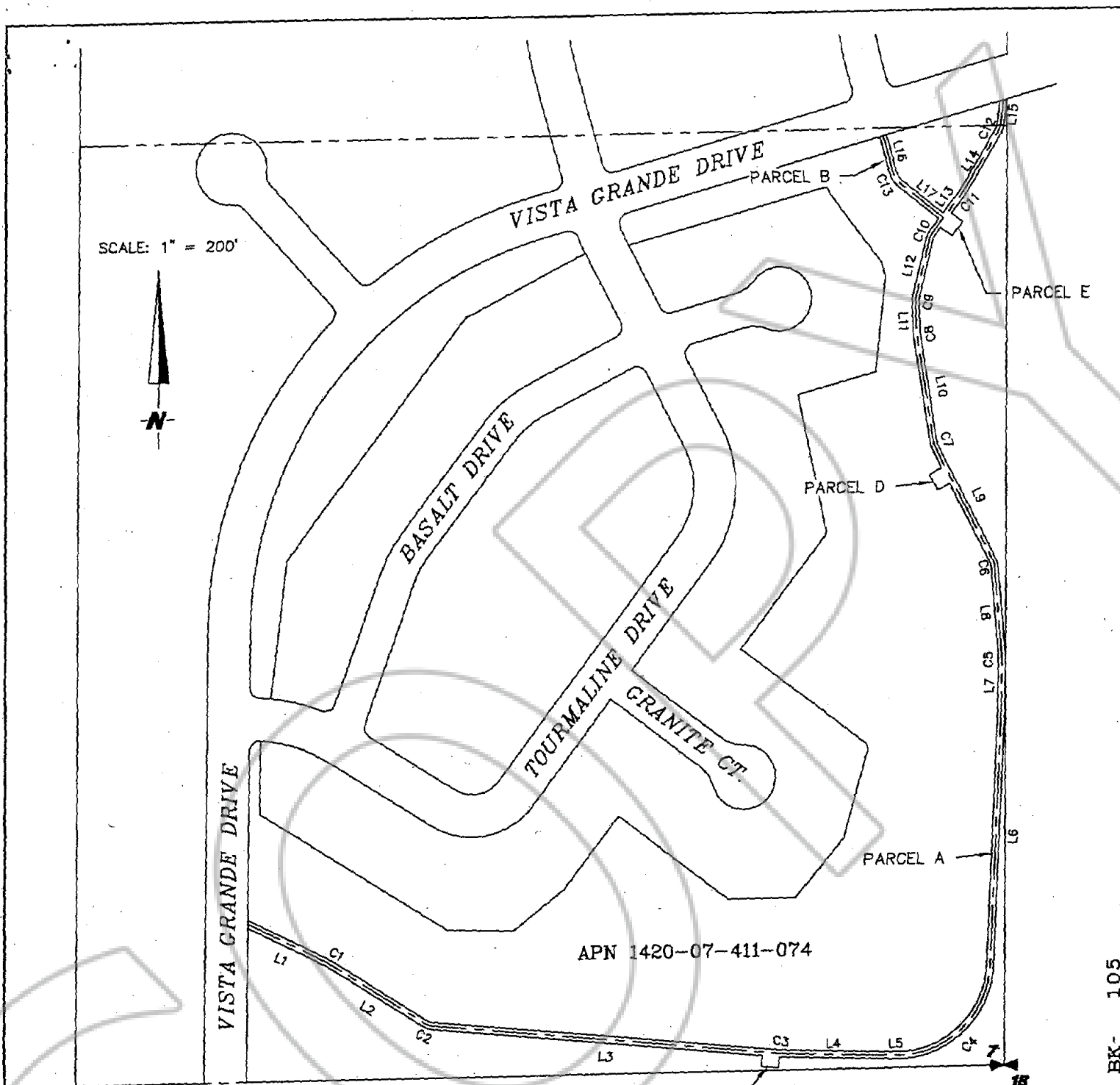
Basis of Bearing:

The West line of the Southwest one-quarter of Section 18, Township 14 North, Range 20 East, M.D.M., as shown on BLM Township Plat, dated March 16, 1987,
(N. 00°22'00" E.)

PREPARED BY:

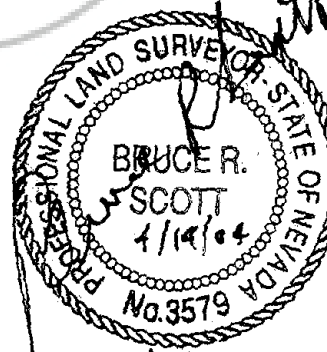
Bruce Scott, P.L.S. # 3579
Resource Concepts, Inc.
340 N. Minnesota Street
Carson City, NV 89703
(775) 883-1600





CURVE TABLE

	ARC	DELTA	RADIUS	TANGENT
C1	2.61	05°59'06"	25.00	1.31
C2	11.63	26°39'44"	25.00	5.92
C3	1.57	03°36'03"	25.00	0.79
C4	197.77	87°09'56"	130.00	123.72
C5	2.24	05°08'27"	25.00	1.12
C6	9.80	22°28'15"	25.00	4.97
C7	7.84	17°58'28"	25.00	3.95
C8	2.68	06°08'24"	25.00	1.34
C9	7.13	16°20'16"	25.00	3.59
C10	10.86	24°53'46"	25.00	5.52
C11	3.05	06°59'28"	25.00	1.53
C12	10.31	23°37'48"	25.00	5.23
C13	15.84	36°18'03"	25.00	8.20



LINE TABLE

	BEARING	DISTANCE
L1	S 63°49'57" E	128.24
L2	S 57°50'51" E	161.25
L3	S 84°30'35" E	496.14
L4	S 88°06'38" E	159.97
L5	N 89°39'51" E	7.68
L6	N 02°29'55" E	365.08
L7	N 00°29'36" E	65.70
L8	N 04°38'50" W	127.65
L9	N 27°07'05" W	181.27
L10	N 09°08'38" W	148.03
L11	N 03°00'13" W	46.22
L12	N 13°20'03" E	84.42
L13	N 38°13'48" E	62.12
L14	N 31°14'21" E	101.98
L15	N 07°36'34" E	35.51
L16	S 15°28'08" E	54.42
L17	S 51°46'11" E	81.16

**EASTERLING TRAIL
EASEMENT
SEC. 7, T. 14N., R. 20E**

4/14/2004

RESOURCE CONCEPTS, INC.

BK- 105
 PG- 5116
 Page: 10 of 10 01/14/2005
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