

Pt. of
A.P.N.: 1420-28-601-052

File No: 142-2188377 (NMP)

R.P.T.T.: \$0.00

DOC # 0639499
03/18/2005 01:07 PM Deputy: BC

OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0305 PG- 8545 RPTT: # 3



When Recorded Mail To: Mail Tax Statements To:
Merrill
P.O. Box 2262
Minden, NV 89423

Utility Easement

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

William V. Merrill and Kathy Lynn Merrill, Trustees of The Bill and Kathy Trust dated
August 23, 2000

do(es) hereby *GRANT, BARGAIN and SELL* to

Merrill Construction, Inc., a Nevada Corporation

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

See Exhibit "A"

TOGETHER with all tenements, hereditaments and appurtenances, including easements and
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,
issues or profits thereof.

Date: 02/16/2005

**THIS INSTRUMENT IS BEING RECORDED AS AN
ACCOMMODATION ONLY, NO LIABILITY, EXPRESS
OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY
OR SUFFICIENCY, NOR AS TO ITS AFFECT, IF ANY,
UPON TITLE TO ANY REAL PROPERTY DESCRIBED
THEREIN.**

FIRST AMERICAN TITLE CO.

William V. Merrill

William V. Merrill, Trustee

Kathy Lynn Merrill

Kathy Lynn Merrill, Trustee

STATE OF **NEVADA**

)

:SS.

COUNTY OF **DOUGLAS**

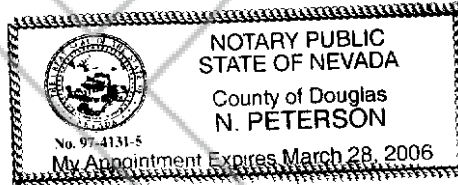
)

This instrument was acknowledged before me on
3/16/05 by Kathy Lynn Merrill

[Signature]

Notary Public

(My commission expires: 3/28/06)



STATE OF **NEVADA**)
)
) :SS.
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on
March 11, 2005 by
William V. Merrill

Patricia A. Stirling
Notary Public

(My commission expires: 10/29/06)



COOPER

**DESCRIPTION
15' DRAINAGE AND
PUBLIC UTILITY EASEMENT**

1193-004-04
12/28/04
Page 1 of 1

A strip of land 15-feet wide for drainage and public utility purposes within a portion of the Southwest one-quarter of the Northeast one-quarter (SW1/4NE1/4) of Section 28, Township 14 North, Range 20 East, Mount Diablo Meridian, County of Douglas, State of Nevada, more particularly described as follows:

BEGINNING at the southwest corner of Parcel 49A as shown on the Record of Survey in Support of a Boundary Line Adjustment for The Bill & Kathy Merrill Family Trust and Todd W. and Steffani M. McCullough, recorded October 8, 2003 in Book 1003, at Page 3899 as Document No. 592805, Douglas County, Nevada, Recorder's Office;

thence along the west line of said Parcel 49A, North 31°01'54" West, 149.05 feet to a point on the south line of a parcel of land as described in a Grant Deed to Patricia Jean Hofer, recorded May 12, 2003 in Book 503, at Page 5592, as Document No. 576482, Douglas County, Nevada, Recorder's Office;

thence along said south line per Document No. 576482, South 89°49'36" West, 18.29 feet to the southwest corner of said parcel per Document No. 576482;

thence along the west line of said parcel per Document No. 576482, North 00°08'54" East, 224.42 feet;

thence North 89°46'54" East, 15.00 feet;

thence along a line 15 feet easterly of and parallel with the west line of said parcel per Document No. 576482, South 00°08'54" West, 209.43 feet;

thence along a line 15 feet northerly of and parallel with the south line of said parcel, North 89°49'36" East, 11.72 feet;

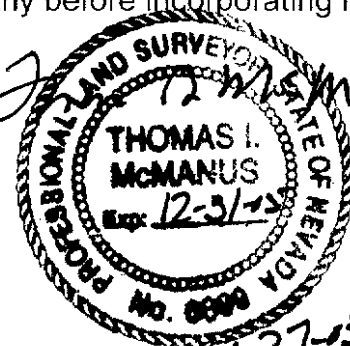
thence along a line 15 feet northeasterly of and parallel with the west line of said Parcel 49A per Document No. 592805, South 31°01'54" East, 166.99 feet to a point on the northerly right-of-way line of Cielo Vista Court;

thence along said right-of-way along the arc of a non-tangent curve concave to the south having a radial bearing of South 09°35'46" West, radius of 60.00 feet, central angle of 16°58'42", and an arc length of 17.78 feet to the **POINT OF BEGINNING**, containing 5,841 square feet, more or less.

The Basis of Bearing for this description is North 00°13'16" West – the centerline of Cielo Vista Court as shown on the Parcel Map LDA 08-008 for DNS Ventures Ltd., recorded October 24, 2000 in Book 1000, at Page 4420, as Document No. 501927, Douglas County, Nevada, Recorder's Office.

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



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BK- 0305
PG- 8548

