

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS
COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 5 Fee: 18.00
BK-0705 PG-11473 RPTT: # 3



A portion of APN 1220-08-802-015

When recorded return to
the Grantee as follows:

CHRIS MacKENZIE, ESQ.
ALLISON, MacKENZIE, RUSSELL,
PAVLAKIS, WRIGHT & FAGAN, LTD.
402 North Division Street
P.O. Box 646
Carson City, NV 89702

PUBLIC UTILITY EASEMENT DEED

THIS INDENTURE, made this 20 day of July, 2005, by
and between the CANCELLA REVOCABLE LIVING TRUST, hereinafter referred to as
“Grantor,” and GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT, a
Nevada quasi-municipal corporation, hereinafter referred to as “Grantee.”

WITNESSETH:

WHEREAS, Grantor is the owner of that certain parcel of land located in Douglas
County, Nevada, generally described as Assessor’s Parcel Number 1220-08-802-015 and more
particularly described in the map attached hereto as Exhibit “A” (the “Property”) and incorporated
by this reference as if fully set forth herein;

WHEREAS, Grantor agrees to provide certain easement rights to Grantee and
public utility providers for installation and maintenance of public utilities on a portion of the
Property for public utility service;

NOW THEREFORE, the undersigned Grantor, for good and valuable
consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell,

signature on the instrument the person (or entity upon behalf of which the person acted), executed the instrument.

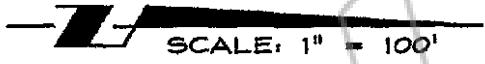
WITNESS my hand and official seal.



NOTARY PUBLIC



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



CENTERVILLE LANE
(S.R. 756)

A.P.N. 1220-08-802-013
SERAFINE, A. & C. 1998
TRUST

A.P.N. 1220-08-802-014
REILEY, MARTY A. & DANIEL H.

A.P.N. 1220-08-802-016
RECONDO, JESUS I.

A.P.N. 1220-08-802-015
ADJUSTED PARCEL 4
(DOC. NO. 288725)
CANCILLA REVOCABLE LIVING TRUST

12.5' PUBLIC UTILITY EASEMENT
(7,425 SF)

5/8" REBAR W/PLASTIC
CAP PLS 6200

PLEASANTVIEW
DRIVE

N00°37'50" W
12.50'

S89°59'02" E
N89°59'02" W

S94.01'
S94.01'

S00°37'50" E
12.50'

1628 ESTERLADA AVENUE / POST OFFICE BOX 2224
HINDEN, NEVADA 89429
PHONE: (775) 782-2822 / FAX: (775) 782-7044
WEB SITE: WWW.ROANDERSON.COM



EXHIBIT
12.5' PUBLIC UTILITY EASEMENT
SECTION 8, T.12N., R.20E., M.D.M.

06/23/05
41213EXH-A.dwg

EXHIBIT A



DESCRIPTION
12.5' PUBLIC UTILITY EASEMENT
(A.P.N. 1220-08-802-015)

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

A 12.5-foot wide strip of land for public utility purposes located within a portion of Section 8, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

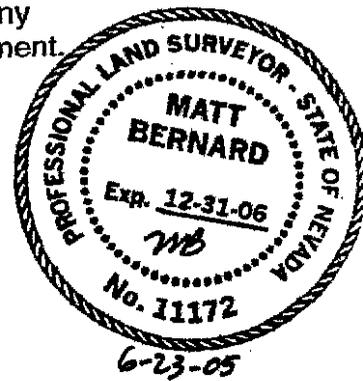
Commencing at the southwest corner of Adjusted Parcel 4 as shown on the Record of Survey to Accompany a Lot Line Adjustment for Joyce Cancilla Trust filed for record September 21, 1992 in the office of Recorder, Douglas County, Nevada as Document No. 288725, said point also being the northwest terminus of Pleasantview Lane and falling on the east line of Centerville Lane, the POINT OF BEGINNING;

thence along said east line of Centerville Lane, North 00°37'50" West, 12.50 feet;
thence 12.5 feet North of and parallel with the south line of said Adjusted Parcel 4, South 89°59'02" East, 594.01 feet to the east line of said parcel;
thence South 00°37'50" East, 12.50 feet to the southeast corner of said Adjusted Parcel 4, a point on the north line of said Pleasantview Drive;
thence along said north line of Pleasantview Drive, North 89°59'02" West, 594.01 feet to the POINT OF BEGINNING, containing 7,425 square feet, more or less.

The Basis of Bearing of this description is the Record of Survey to Accompany a Lot Line Adjustment for Joyce Cancilla Trust filed for record September 21, 1992 in said office of Recorder as Document No. 288725.

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



S:\Projects\0412-013\41213PUE.LEG.doc

EXHIBIT B



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PG- 11477
07/26/2005