

OFFICIAL RECORD

Requested By:

STEWART TITLE OF DOUGLAS

COUNTY

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 3 Fee: 16.00
BK-0905 PG- 7708 RPTT: 0.00



APNs: 1420-35-311-001
1420-35-311-002
1420-35-311-021
1420-35-311-022
1420-35-311-023
1420-35-311-024

**RECORDING REQUESTED BY, AND
WHEN RECORDED, RETURN TO:**

Syncon Homes,
Attn: Cheri Glassick, Esq.
2221 Meridian Boulevard, #A
Minden, Nevada 89423

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.

RESERVATION OF EASEMENTS

This Reservation of Easements (the "Reservation") is made and entered into as of the date of its recordation in the official records of Douglas County, Nevada ("Effective Date") by Skyline Ranch III, LLC., a Nevada limited liability company ("Skyline"), with reference to the following facts:

RECITALS

A. Skyline is the owner of that certain real property located in Douglas County, Nevada, described as Lots 107, 108, 110, 111, 112, and 113 (each individually a "Lot", and collectively the "Lots"), as shown on the Final Subdivision Map FSM#94-04-03 for Skyline Ranch, Phase 3, filed for record in the Office of the Douglas County Recorder on July 5, 2005, in Book 0705, at Page 1491, as File Number 648689 (the "Map").

B. As more particularly described on the Map, a portion of each Lot is designated on the Map as "8' Pedestrian/Equestrian Easement". The "8' Pedestrian/Equestrian Easement" on the Map is referred to herein as the "Easement Area".

C. In connection with its general development plans and the government approvals for that certain residential subdivision in Douglas County, Nevada, commonly known as Skyline Ranch, in which the Lots are located, Skyline now desires to create certain easements over the Easement Area, all as more particularly set forth herein.

NOW, THEREFORE, Skyline hereby declares as follows:

RESERVATION

I. Reservation of Public Access Easement. Skyline hereby reserves over the Easement Area, for the benefit of the general public, a perpetual, non-exclusive easement for pedestrian and equestrian ingress and egress (the "Public Access Easement"). The Public Access Easement shall be strictly limited to those members of the general public traveling over the Easement Area by foot, by horse, or by non-motorized vehicle. Additionally, any animal brought upon the Easement Area pursuant the Public Access Easement shall at all times be kept on a leash or other restraint being held by a person capable of controlling the animal, and who then has in his possession a proper or adequate utensil or other means of cleaning up immediately all feces of such animal, and it shall be the absolute duty and responsibility of such person to clean up immediately after such animal that has left waste on any portion of the Public Access Easement. Furthermore, members of the general public upon the Easement Area shall conduct themselves so as to not unreasonably interfere with the use and enjoyment of the Lots by the owners of the Lots. Any member of the general public using the Public Access Easement in violation of this Section shall be deemed a trespasser upon the Easement Area. Each member of the general public making use of the Public Access Easement, whether or not in violation of this Section, shall indemnify, protect, defend and hold harmless the owner of the Lot encumbered by the Public Access Easement on any claims arising from the negligence or willful misconduct of that member of the public for damages sustained by any party as a result of said member of the general public's use of the Public Access Easement.

II. Reservation of Association Easement. Skyline hereby reserves over the Easement Area, for the benefit of The Skyline Ranch Association, a Nevada nonprofit corporation (the "Association"), a perpetual, non-exclusive easement for the installation, use, maintenance and repair of any trail improvements now or hereafter placed upon the Easement Area.

Dated as of 9/19, 2005.

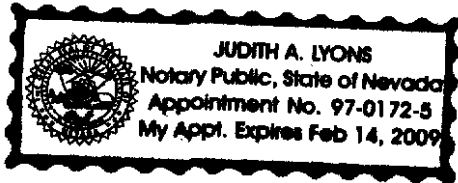
SKYLINE RANCH III, LLC,
a Nevada limited liability company

By: **Syncon Homes, a Nevada corporation**
Its: **Manager**

By: Andrew W. Mitchell
Andrew W. Mitchell
Its: Pres

STATE OF NEVADA)
)
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on September 19, 2005, by
Andrew W. Mitchell, as President of Syncon
Homes, a Nevada corporation.



Judith Lyons
Notary Public
My Commission Expires: Feb 14, 2009

