

20

DOC # 0657551  
10/12/2005 09:11 AM Deputy: KLJ

OFFICIAL RECORD

Requested By:

ANDERSON ENGINEERING

APN: \_\_\_\_\_

Douglas County - NV  
Werner Christen - Recorder

Page: 1 Of 7 Fee: 20.00  
BK-1005 PG- 4960 RPTT: 0.00



RECORDING REQUESTED BY AND  
RETURN BY MAIL TO:

✓ Mark Forsberg, Esq.  
Scarpello & Huss, Ltd.  
600 E. William St., Suite 300  
Carson City, NV 89701

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT FOR WATER AND SEWER LINES

THIS EASEMENT FOR WATER AND SEWER LINES is made this 11<sup>th</sup>  
day of October, 2005, by and between ROLAND DREYER and  
JOAN DREYER (herein "Grantor") and SCOTSMAN DEVELOPMENT  
CORPORATION, a Nevada corporation (herein "Grantee").

W I T N E S S E T H:

WHEREAS, Grantor is the owner of real property located in  
Douglas County, Nevada, and more particularly described in Exhibit  
"A," attached hereto and by this reference incorporated herein to  
the same effect as if set forth in this easement in its entirety;  
and

WHEREAS, the Grantee has an obligation to construct water and  
sewer lines to serve residential development and to convey them to  
the Town of Minden and the Minden-Gardnerville Sanitation District,  
respectively; and

WHEREAS, Grantor and Grantee have reached an agreement that said water and sewer lines will be located within those portions of Grantor's land described in Exhibit "A."

NOW THEREFORE, for good and valuable consideration, the receipt of which is hereby acknowledged,

1. Grantor grants an easement to Grantee, its agents and employees, with necessary equipment, to enter upon and have access to such portions of the real property owned by Grantor and described in Exhibit "A" as is necessary to construct, install, repair, maintain, replace, alter and operate the water and sewer lines and appurtenant structures described herein. Grantee shall, to the extent reasonably possible, return such land as is used during the use of the easement to its original or like condition.

2. During the course of construction of the water and sewer lines, Grantee shall keep the construction site free of debris and recognize good construction practices.

3. Upon substantial completion of the water and sewer lines, Grantee shall present to Grantor certification by Douglas County that the water and sewer lines as constructed meet all the requirements of Douglas County and shall convey this easement to the appropriate public entities. Grantee shall be responsible for satisfaction of all such requirements.

4. a) Grantor and Grantee hereby hold one another harmless from and indemnify one another against any and all costs,



expenses, claims and liability related to or in connection with the activities herein contemplated, including without limitation any and all attorney's fees and costs incurred, whether incurred before trial, at trial, or upon any appellate levels.

b) Grantee, its contractors and its subcontractors shall maintain workers' compensation coverage for the work contemplated by this instrument.

5. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect excepting a subsequent modification in writing, signed by the party or parties to be charged.

6. This instrument shall be binding on and shall inure to the benefit of the agents, contractors, subcontractors, heirs, executors, administrators, successors, and assigns of the parties hereto, and shall run with the lands affected hereby.

///

///

///

///

///

///



EXECUTED on the dates set forth below.

Dated: 10/11/05

Dated: 10/11/05

~~"GRANTOR"~~ Grantee

~~"GRANTEE"~~ GRANTOR

SCOTSMAN DEVELOPMENT CORPORATION,  
a Nevada corporation

Roland Dreyer  
ROLAND DREYER

By: Corporate Management  
Services, Inc., a Nevada  
Corporation  
~~Its Manager~~

Joan Dreyer  
JOAN DREYER

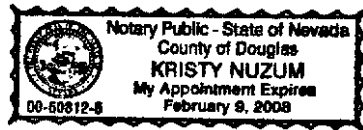
By: ~~\_\_\_\_\_~~  
JAMES S. BRADSHAW  
President

STATE OF NEVADA        )  
                                  : ss.  
CARSON CITY            )

On the 11 day of Oct., 2005 before me, a Notary Public in and for said County and State, personally appeared **JAMES S. BRADSHAW**, personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

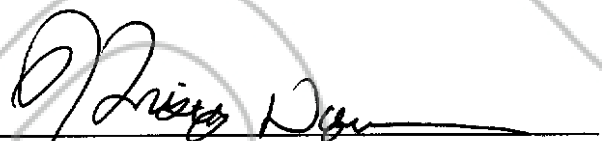
Kristy Nuzum  
NOTARY PUBLIC



STATE OF NEVADA        )  
                                  : ss.  
COUNTY OF DOUGLAS    )

On the 11 day of Oct., 2005 before me, a Notary Public in and for said County and State, personally appeared **ROLAND DREYER** and **JOAN DREYER**, personally known to me (or proved on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that by their signature on the instrument the persons, or the entities upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

  
\_\_\_\_\_  
NOTARY PUBLIC



**DESCRIPTION  
SANITARY SEWER, WATERLINE, AND MAINTENANCE EASEMENT  
(OVER A.P.N. 1320-30-501-007)**

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

A strip of land for sanitary, waterline and maintenance purposes located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northwest corner of Parcel 1-A as shown on the Map of Division of Land into Large Parcels for Roland and Joan P. Dreyer filed for record November 7, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 527149, said point also falling on the easterly right-of-way of U.S. Highway 395, the POINT OF BEGINNING;

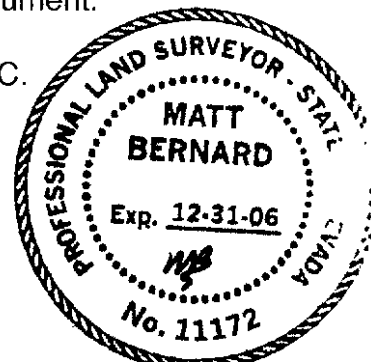
thence along the north line of said Parcel 1-A, South 88°04'41" East, 80.00 feet;  
thence South 46°06'48" West, 111.53 feet to a point on said easterly right-of-way of U.S. Highway 395;

thence along said easterly right-of-way of U.S. Highway 395, North 00°18'16" East, 80.00 feet to the POINT OF BEGINNING, containing 3,199 square feet, more or less.

The Basis of Bearing for this description is North 00°18'16" East, the easterly right-of-way of U.S. Highway 395 as shown on said Map of Division into Large Parcels for Roland and Joan P. Dreyer filed for record in said office of Recorder as Document No. 527149.

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



9-9-05

\\n\apps\laser\laser\work\2005\10\12\050111172\101.dwg

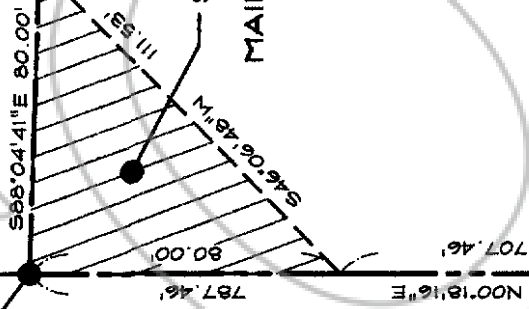


A.P.N. 1320-30-510-001  
NEVADA NORTHWEST, LLC

POINT OF  
BEGINNING

U.S. HIGHWAY 395

SCALE: 1" = 50'



SANITARY SEWER,  
WATERLINE, AND  
MAINTENANCE EASEMENT  
(3,199 SF)

A.P.N. 1320-30-501-007  
DREYER, ROLAND & JOAN P.

IRONWOOD DRIVE



1403 ESTERLALDA AVENUE / POST OFFICE BOX 2229  
HENDER, NEVADA 89425  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

**EASEMENT EXHIBIT**  
A.P.N. 1320-30-501-007  
SECTION 30, T.13N., R.20E., M.D.M.  
DOUGLAS COUNTY, NV

09/08/05  
396100EXH-EASE