

19-

OFFICIAL RECORD
Requested By:

ANDERSON ENGINEERING

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

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 6 Fee: 19.00
BK-1105 PG-12662 RPTT: # 3



A portion of A.P.N. 1220-08-002-022

DRAINAGE EASEMENT DEED

THIS INDENTURE, made this 1 day of NOV., 2005, by and
between SIERRA VISTA HOLSTEINS, LLC, a Nevada limited liability company, ("Grantor"),
and GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT, a general
improvement district created pursuant to Nevada Revised Statutes Chapter 318 ("GRGID"), and
ROCKY TERRACE ESTATES HOMEOWNERS ASSOCIATION, a Nevada non-profit
corporation ("RTE"), (GRGID and RTE sometimes hereinafter collectively referred to as
"Grantee").

WITNESSETH:

WHEREAS, Grantor is the owners of that certain parcel of land located in Douglas
County, Nevada generally described as Assessor's Parcel Number 1220-08-002-022, as
designated on the map attached hereto as Exhibit "A" and incorporated herein by this reference
("Servient Tenement"); and

WHEREAS, RTE is the homeowners' association created for the development
planned for that certain parcel of land adjacent to Grantor's real property, generally described
as Assessor's Parcel Number 1220-08-002-021, as designated on the map attached hereto as

Exhibit "A" ("Dominant Tenement"); and

WHEREAS, the Dominant Tenement is within the boundaries of jurisdiction of GRGID; and

WHEREAS, Grantor agrees to provide a drainage easement for the benefit of the Dominant Tenement.

NOW THEREFORE, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and deliver unto Grantee, its successors and assigns, an exclusive easement (subject to Grantor's reservation of rights set forth hereinbelow) for purposes of locating, maintaining and repairing drainage improvements over, across, upon and through that certain portion of the Servient Tenement more particularly described in Exhibit "B", which is incorporated by this reference as if fully set forth herein, for the benefit of the Dominant Tenement. Said easement may be used for the drainage of storm water and shall include a temporary right to reasonably encroach on the adjacent portions of the Servient Tenement as needed to construct such improvements. This grant of easement shall run with the land and shall be binding upon and shall inure to the benefit of Grantee, its heirs, successors and assigns.

GRANTOR RESERVES, by granting this easement, unto itself and its heirs, successors and assigns, the continued use of the easement area in all manners that do not interfere with the easement uses granted hereby.

TO HAVE AND TO HOLD the said easement unto the said Grantee and unto its successors and assigns forever.

///

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

"Grantor"

SIERRA VISTA HOLSTEINS, LLC, a Nevada limited liability company

Chris Hellwinkel
CHRIS HELLWINKEL, Manager

Valree Hellwinkel
VALREE HELLWINKEL, Manager

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On Nov. 1, 2005, personally appeared before me, a notary public, CHRIS HELLWINKEL and VALREE HELLWINKEL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the foregoing DRAINAGE EASEMENT DEED, who acknowledged to me that they are the Managers of SIERRA VISTA HOLSTEINS, LLC, a Nevada limited liability company, and who further acknowledged to me that each executed the foregoing DRAINAGE EASEMENT DEED on behalf of said limited liability company.

WITNESS my hand and official seal.



Kristy Nuzum
NOTARY PUBLIC

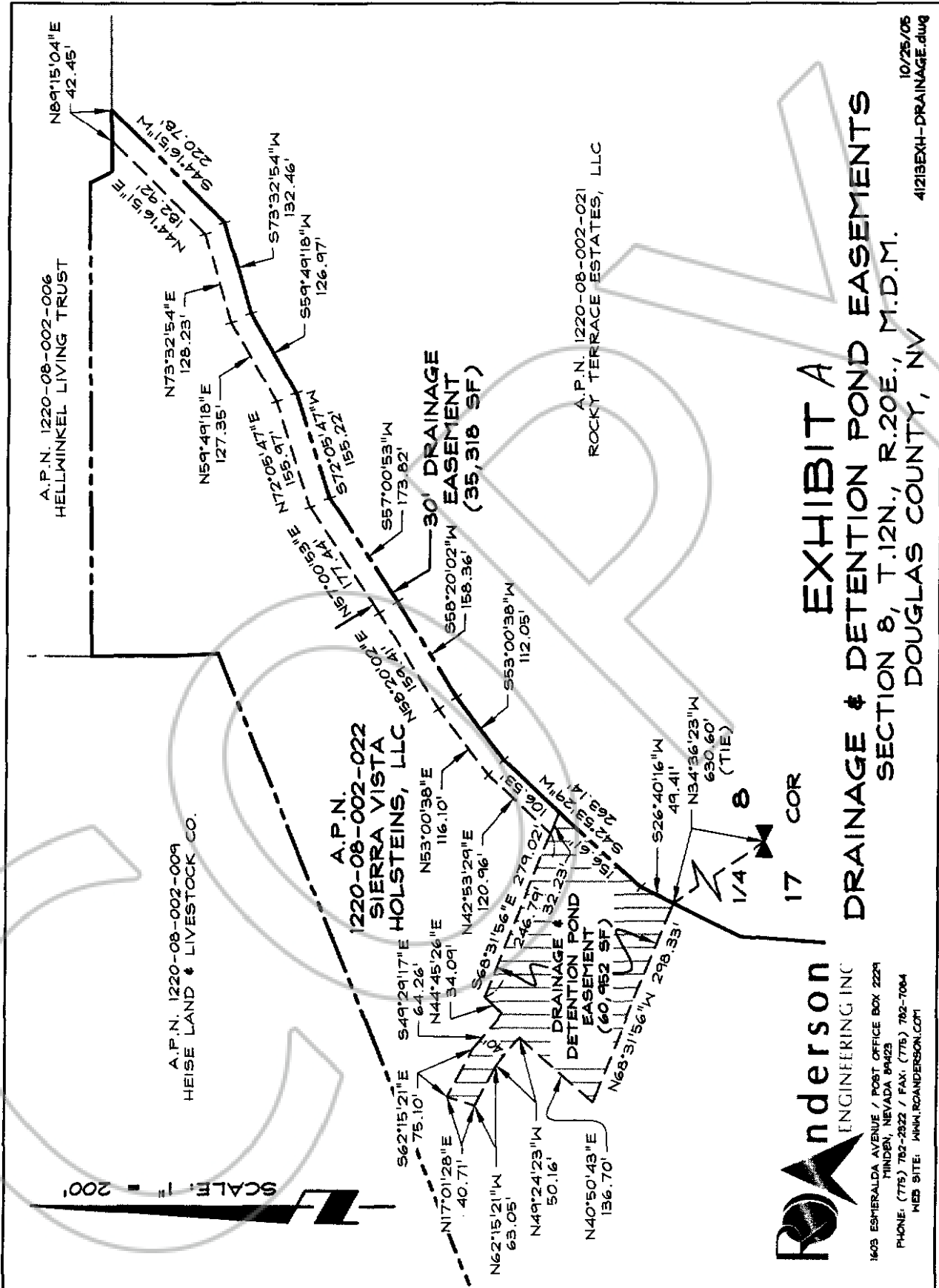


EXHIBIT A
DRAINAGE & DETENTION POND EASEMENTS
 SECTION 8, T.12N., R.20E., M.D.M.
 DOUGLAS COUNTY, NV

10/25/05
 41215EXH-DRAINAGE.dwg

ROAnderson
 ENGINEERING INC
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Exhibit "A"



**DESCRIPTION
30' DRAINAGE EASEMENT
(OVER A.P.N. 1220-08-002-022)**

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

A 30-foot wide strip of land for drainage 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 South one-quarter corner of Section 8 as shown on the Record of Survey to Support a Boundary Line Adjustment for Chris and Valree Hellwinkel filed for record May 3, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 612056, said point falling on the southerly line of Centerville Lane (also known as State Route 756);

thence North $34^{\circ}36'23''$ West, 630.60 feet to a point on the common boundary of Adjusted A.P.N. 1220-08-002-008 and Adjusted A.P.N. 1220-08-002-007 as shown on said Record of Survey;

thence along said common boundary the following two courses:

North $26^{\circ}40'16''$ East, 49.41 feet;

North $42^{\circ}53'29''$ East, 156.61 feet to the POINT OF BEGINNING;

thence North $68^{\circ}31'56''$ West, 32.23 feet;

thence along the following courses being 30 feet westerly of and parallel with the westerly line of said adjusted A.P.N. 1220-08-002-007:

North $42^{\circ}53'29''$ East, 120.96 feet;

North $53^{\circ}00'38''$ East, 116.10 feet;

North $58^{\circ}20'02''$ East, 159.41 feet;

North $57^{\circ}00'53''$ East, 177.44 feet;

North $72^{\circ}05'47''$ East, 155.97 feet;

North $59^{\circ}49'18''$ East, 127.35 feet;

North $73^{\circ}32'54''$ East, 128.23 feet;

North $44^{\circ}16'51''$ East, 182.92 feet to a point on the north line of said

Adjusted A.P.N. 1220-08-002-008;

thence along said north line of Adjusted A.P.N. 1220-08-002-008, North $89^{\circ}15'04''$ East, 42.45 feet to the northwest corner of said Adjusted A.P.N. 1220-08-002-007;

thence along said common boundary of Adjusted A.P.N. 1220-08-002-008 and Adjusted A.P.N. 1220-08-002-007 the following courses:

South $44^{\circ}16'51''$ West, 220.78 feet;

South $73^{\circ}32'54''$ West, 132.46 feet;

South $59^{\circ}49'18''$ West, 126.97 feet;

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South 72°05'47" West, 155.22 feet;
South 57°00'53" West, 173.82 feet;
South 58°20'02" West, 158.36 feet;
South 53°00'38" West, 112.05 feet;
South 42°53'29" West, 106.53 feet to the POINT OF BEGINNING,
containing 35,318 square feet, more or less.

The Basis of Bearing of this description is the south line of the Southeast one-quarter of Section 8, T.12N., R.20E., M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Chris and Valree Hellwinkel filed for record May 3, 2004 in said office of Recorder as Document No. 612056.

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

