

OFFICIAL RECORD  
Requested By:  
ANDERSON ENGINEERING

Escrow No. 250741 TO  
A.P.N. 1420-00-002-025

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 of 4 Fee: 17.00  
BK-0306 PG- 2067 RPTT: # 3



**GRANT, BARGAIN AND SALE DEED  
EASEMENT**

**THIS INDENTURE WITNESSETH:** That for a valuable consideration, receipt of which is hereby acknowledged,

**DOUG H. LIPPINCOTT**

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

**DOUG H. LIPPINCOTT**, his successors and assigns

A private easement for public utilities, ingress and egress, over, under, and across all that real property situate in the County of Douglas, State of Nevada, specifically described as follows:

SEE EXHIBITS "A" and "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

*This easement is for the specific purposes of providing access, ingress and egress, to grantor's adjoining parcels, which are to be divided into Parcels 1, 2, & 3, of Parcel Map No. LDA 02-85 for Doug Lippincott, recorded in Book \_\_\_\_\_, at Page \_\_\_\_\_, as document NO, \_\_\_\_\_, Official records..*

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

WITNESS my hand this 12 day of December, 2005

\_\_\_\_\_  
Doug H. Lippincott

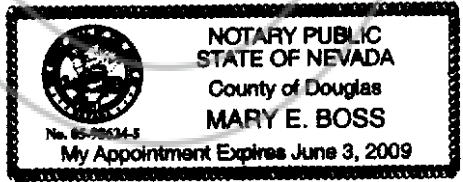
STATE OF NEVADA  
COUNTY OF Douglas

On December 15, 2005 personally appeared before me, a Notary Public Doug H. Lippincott who acknowledged that he executed the above instrument.

\_\_\_\_\_  
Notary Public

WHEN RECORDED MAIL To  
(Tax Statements Same)  
Lippincott

2900 Hwy 395  
Minden NV 89423



**EXHIBIT "A"**  
**DESCRIPTION**  
**50' PRIVATE ACCESS EASEMENT**  
**(OVER PARCEL 2 & PARCEL 3)**

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

A 50-foot wide strip of land for private access purposes located within a portion of Section 30, Township 14 North, Range 20 East, Mount Diablo Meridian, described as follows:

Commencing at the northeast corner Adjusted Parcel 4A as shown on the Record of Survey in Support of a Boundary Line Adjustment for Theodore H. Stokes filed for record November 1, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 526806, also being the northeast corner of Parcel 2 as shown on the as yet to be recorded Parcel Map for Doug H. Lippincott;

thence along the east boundary of said Adjusted Parcel 4A and said Parcel 2,  
South 00°44'08" West, 50.00 feet;  
thence North 89°15'46" West, 276.37 feet to the POINT OF BEGINNING;  
thence along an arc of a curve to the left having a radius of 100.00 feet, central  
angle of 106°00'55", arc length of 185.03 feet, chord bearing of South 37°43'46" West  
and a chord distance of 159.74 feet;  
thence South 15°16'41" East, 535.81 feet;  
thence South 15°08'55" East, 75.25 feet;  
thence South 09°25'41" East, 73.40 feet;  
thence South 01°57'26" East, 88.19 feet;  
thence South 09°47'42" West, 122.02 feet;  
thence South 11°45'16" West, 114.25 feet;  
thence South 14°02'21" West, 38.87 feet;  
thence South 20°50'01" West, 259.26 feet;  
thence South 29°59'50" West, 59.71 feet;  
thence along a portion of the southerly boundary of said Adjusted Parcel 4A, also  
being the southerly boundary of Parcel 3 as shown on the as yet to be recorded Parcel  
Map for Doug H. Lippincott, North 50°39'15" West, 35.72 feet;  
thence continuing along a portion of said southerly boundary, North 54°30'06"  
West, 14.82 feet;  
thence leaving said southerly boundary, North 29°59'50" East, 48.48 feet;  
thence North 20°50'01" East, 252.28 feet;

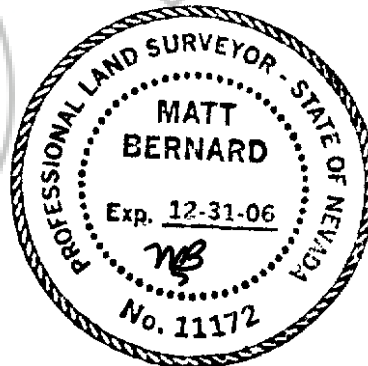


thence North 14°02'21" East, 34.91 feet;  
thence North 11°45'16" East, 112.39 feet;  
thence North 09°47'42" East, 116.02 feet;  
thence North 01°57'26" West, 79.77 feet;  
thence North 09°25'41" West, 67.64 feet;  
thence North 15°08'55" West, 72.69 feet;  
thence North 15°16'41" West, 682.84 feet;  
thence South 89°15'46" East, 184.76 feet to the POINT OF BEGINNING,  
containing 78,168 square feet, more or less.

The basis of bearing of this description is South 89°15'11" East, the north line of Adjusted Parcel 3A as shown on said Record of Survey.

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



12-14-05

1420-00-002-019  
BROWN, TED S ET AL

POINT OF COMMENCEMENT, NE  
CORNER OF ADJUSTED PARCEL 4A  
PER DOC. 526806

S00°44'08"W  
50.00'

N89°15'46"W  
276.37'

$\Delta=106^{\circ}00'55''$   
 $R=100.00'$   
 $L=185.03'$   
 $T=132.74'$

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S15°16'41"E	535.81'
L2	S15°08'55"E	75.25'
L3	S09°25'41"E	73.40'
L4	S01°57'26"E	88.19'
L5	S09°47'42"W	122.02'
L6	S11°45'16"W	114.25'
L7	S14°02'21"W	38.87'
L8	S20°50'01"W	259.26'
L9	S29°59'50"W	59.71'
L10	N50°39'15"W	35.72'
L11	N54°30'06"W	14.82'
L12	S29°59'50"W	48.48'
L13	S20°50'01"W	252.28'
L14	S14°02'21"W	34.91'
L15	S11°45'16"W	112.39'
L16	S09°47'42"W	116.02'
L17	S01°57'26"E	79.77'
L18	S09°25'41"E	67.64'
L19	S15°08'55"E	72.69'
L20	N15°16'41"W	682.84'
L21	S89°15'46"E	184.76'

**PARCEL 2**  
20.32 AC

**PARCEL 3**  
31.92 AC

50' PRIVATE  
ACCESS  
EASEMENT  
(78,168 SF)

1420-00-002-026  
LIPPINCOTT, DOUG H.

**R/O Anderson**

1608 ESPIERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

**EXHIBIT "B"**  
**50' PRIVATE ACCESS  
EASEMENT**  
SECTION 30, T.14N., R.20E., M.D.M.

12/12/05  
1273001EXH-ESMT2

