

A.P.N.: 1418-11-311-005
File No: 141-2272245 (CD)
R.P.T.T.: \$5,655.00

Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00
BK-0706 PG- 6711 RPIT: 5655.00



When Recorded Mail To: Mail Tax Statements To:
Corbet Weiler Homes, LLC
401 Dayton Valley Road Suite C
Dayton, NV 89403

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jon L. Edwards and Suzanne S. Edwards, Trustees of the Jon and
Suzanne Edwards Family Trust dated May 2, 2002 ("Grantors")

do hereby **GRANT, BARGAIN and SELL** to

Corbet Weiler Homes, LLC, a Nevada Limited Liability Company

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

**LOT 73, IN BLOCK D, AS SHOWN ON THE MAP OF GLENBROOK UNIT NO. 2, FILED IN THE
OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAP 26, 1978. (the
"Property")**

EXCEPTING AND RESERVING THEREFROM:

An exclusive easement for the benefit of Grantors as owners of Assessor's Parcel Number 1418-11-311-004 (the "Dominant Estate"), their successors and assigns, to the exclusion of all others, over and across the Property for any and all purposes including, but not limited to, ingress, egress, parking, and other domestic driveway purposes and uses, together with the right to install and maintain entry gates over and any and all utilities under said right-of-way, as more particularly described on **Exhibit A**, to have and to hold said easement forever; and

An exclusive slope stabilization easement for the benefit of Grantors, as owners, of the Dominant Estate, their successors and assigns, to the exclusion of all others, including the right to fence, landscape, stabilize and maintain the cut slopes and retaining devices in the area more particularly described on **Exhibit B**, to have and to hold said easement forever.

The easements reserved herein are not personal, but shall be deemed to run with the land, burden the Property and benefit the Dominant Estate.

The owners of the Dominant Estate shall maintain all improvements within the right-of-way described on **Exhibits A and B**, in their present or better condition.

Pursuant to NRS §111.312, the legal descriptions for Exhibit A and Exhibit B were prepared by Ronald W. Turner of Turner & Associates, Inc., whose mailing address is Post Office Box 5067, Stateline, Nevada.

This easement granted herein is intended to modify and replace and hereby cancels the existing easement depicted on Lot 73, Block D, as shown on the map of Amended Map of Glenbrook Unit No. 2-2nd Amended, filed in the Office of the Recorder of Douglas County, Nevada, on October 13, 1978, in Book 1078, Page 999, as Document No. 26250 of the Official Records of Douglas County, Nevada, and also shown on the Second Amended Map of Glenbrook Unit No. 2, filed in the Office of the Recorder of Douglas County, Nevada, on January 30, 1980, in Book 180, Page 1512, as Document No. 41035.

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

Date: June 13, 2006

Jon L. Edwards and Suzanne S. Edwards,
Trustees of the Jon and Suzanne Edwards
Family Trust dated May 2, 2002

[Signature], Trustee
Jon L. Edwards, Trustee

[Signature], Trustee
Suzanne S. Edwards, Trustee

STATE OF Montana)
) : ss.
COUNTY OF Gallatin)

This instrument was acknowledged before me on June 13, 2006 by **Jon L. Edwards and Suzanne S. Edwards.**

[Signature]
Notary Public for the State of MT
(My commission expires: 10/16/2007)
Residing at Belgrade, MT

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated June 13, 2006 under Escrow No. **141-2272245.**

September 28, 2004
04358

EXHIBIT "A"
DESCRIPTION

Existing Paved Driveway on Lot 73 for access to Lot 72

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

All that portion of Lot 73, Glenbrook Subdivision Unit 2-B, filed for record on May 26, 1978, Document no. 21216, more particularly described as follows:

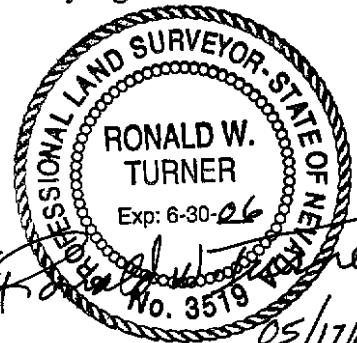
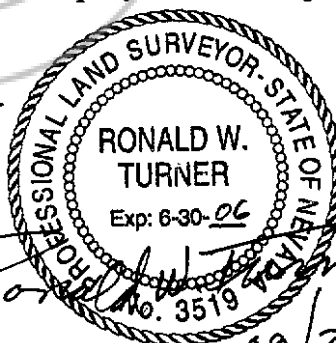
Beginning at a point on the Westerly line of said lot 73 which bears North 27°14'43" East 16.15 feet from the Southwest corner of Lot 73;
thence North 27°14'43" East 47.49 feet;
thence South 13°21'50" East 5.71 feet;
thence South 04°09'27" East 16.75 feet;
thence South 00°01'20" East 18.13 feet;
thence South 09°42'59" East 18.66 feet;
thence South 26°28'30" East 19.26 feet;
thence along a curve concave to the Southwest with a radius of 615 feet, a central angle of 0°25'03", and an arc length of 4.48 feet, the chord of said curve bears North 65°42'59" West 4.48 feet;
thence North 65°55'30" West 32.85 feet;
thence North 47°32'48" East 10.11 feet;
thence North 03°21'37" East 17.18 feet;
thence South 62°28'47" West 11.74 feet to the Point of Beginning.

Containing 1,054 square feet, more or less.

The Basis of Bearing for this description is the above referenced Glenbrook Subdivision.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



November 23, 2004
04358

EXHIBIT "B"
DESCRIPTION
Slope Easement on Lot 73

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

All that portion of Lot 73, Glenbrook Subdivision Unit 2-B, filed for record on May 26, 1978, Document no. 21216, more particularly described as follows:

Beginning at a point on the Westerly line of said lot 73 which bears North 27°14'43" East 63.64 feet from the Southwest corner of Lot 73;
thence North 27°14'43" East 15.44 feet;
thence South 14°09'55" East 16.92 feet;
thence North 61°36'53" East 14.89 feet;
thence South 09°18'24" West 38.58 feet;
thence South 00°33'43" West 21.41 feet;
thence South 30°53'58" East 24.13 feet;
thence South 64°56'16" West 9.07 feet;
thence along a curve concave to the Northeast with a radius of 615 feet, a central angle of 0°47'51", and an arc length of 8.56 feet;
thence North 26°28'30" West 19.26 feet;
thence North 09°42'59" West 18.66 feet;
thence North 00°01'20" West 18.13 feet;
thence North 04°09'27" West 16.75 feet;
thence North 13°21'50" West 5.71 feet to the Point of Beginning.

Containing 1,388 square feet, more or less.

The Basis of Bearing for this description is the above referenced Glenbrook Subdivision.

Note: Refer this description to your title company before incorporating into any legal document.

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Land Surveying
P.O. Box 5067
Stateline, NV 89449

