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OFFICIAL RECORD

Requested By:

HEATON & DOESCHER LTD

A.P.N. 1419-04-000-006
1419-04-000-005
1419-04-000-003
1419-04-000-004
1419-04-000-002
1419-04-000-001
1419-04-000-008
1419-04-000-009

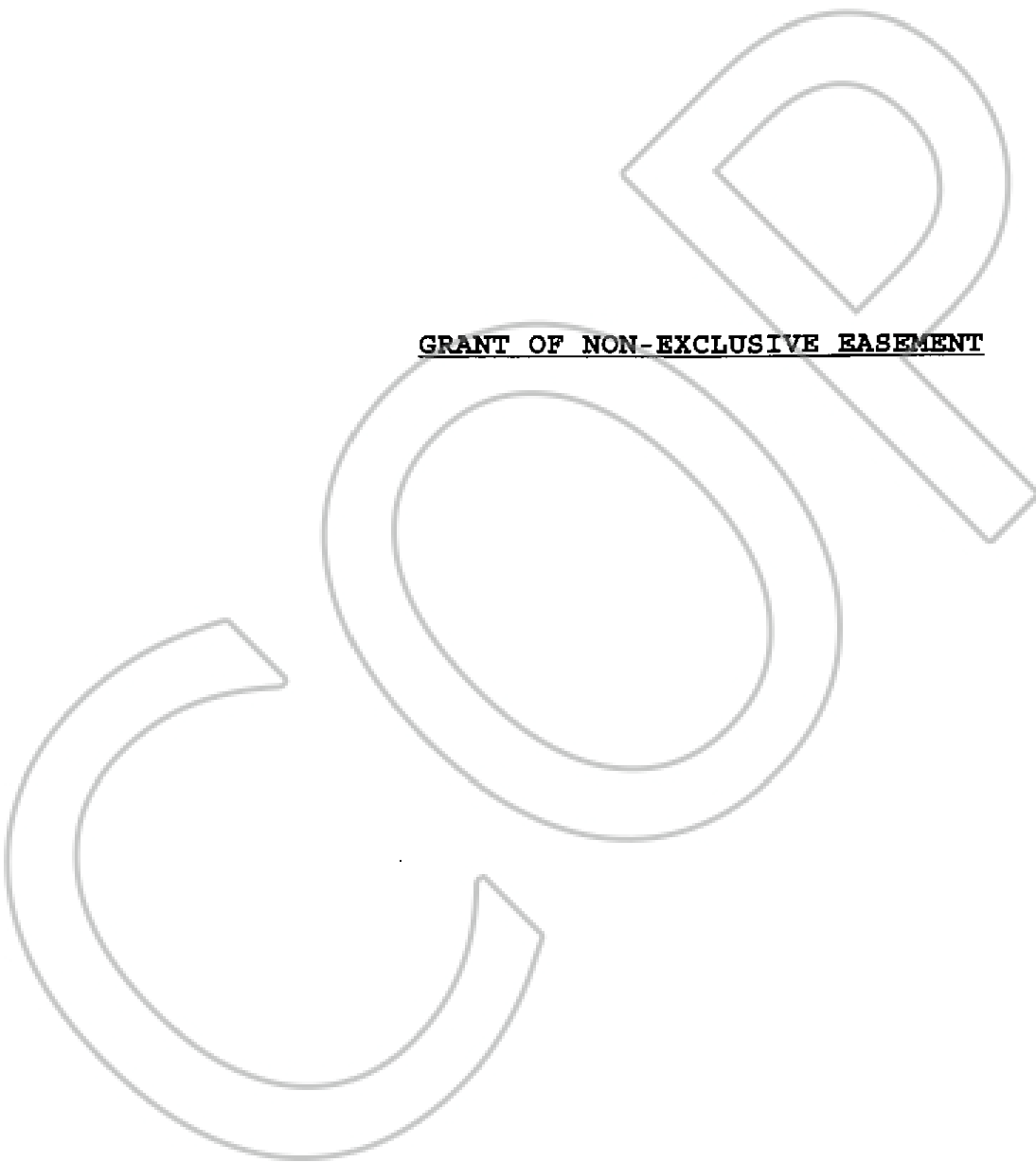
Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 18 Fee: 31.00
BK-1006 PG-1251 RPTT: 0.00



When Recorded Return To:
Scott J. Heaton, Esq.
Heaton, Ltd.
Post Office Box 605
Carson City, Nevada 89702

GRANT OF NON-EXCLUSIVE EASEMENT



GRANT OF NON-EXCLUSIVE EASEMENT

THIS GRANT OF NON-EXCLUSIVE EASEMENT is made and entered into this 3rd day of October, 2006, by and between H. DUANE CARPENTER and ANN C. CARPENTER, husband and wife (herein "CARPENTER"), JENNIFER K. CRAWLEY and BARBARA K. ALEXANDER, Trustee of the BARBARA K. ALEXANDER 1983 TRUST (herein "CRAWLEY and ALEXANDER"), JAMES W. ALEXANDER, Trustee of the JAMES W. ALEXANDER 1993 LIVING TRUST and BARBARA K. ALEXANDER, Trustee of the BARBARA K. ALEXANDER 1993 LIVING TRUST (herein "ALEXANDER and ALEXANDER"), MICHAEL L. MASLOW (herein "MASLOW"), and CLEAR CREEK, LLC (herein "CLEAR CREEK"), and their successors and assigns, all of said parties collectively referred to as "the Property Owners".

The Property Owners have an interest, either as owner or encumbrancer, in the real estate described as Assessor Parcel Numbers 1419-04-000-006, 1419-04-000-005, 1419-04-000-003, 1419-04-000-004, 1419-04-000-002, 1419-04-000-001, 1419-04-000-008 and 1419-04-000-009, more particularly described in Exhibit "A", attached hereto, and by this reference incorporated herein.

The Property Owners are desirous of creating a common roadway over, across, through and to the above-described properties for the benefit of each of them. In this regard, the Property Owners hereby grant, to each other a non-exclusive easement as described in Exhibit "B", attached hereto, and by this reference incorporated herein, and as delineated on the map attached hereto as Exhibit "C", and by this reference incorporated herein for a


common roadway over, across, through and to or for the benefit of the properties described in Exhibit "A".

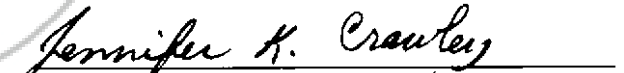
This easement is superior and paramount to the rights of any of the parties hereto in the respective servient estates so created, and that it is a covenant running with the land.


The easement granted herein includes the incidental rights of ingress and egress over, across and through the properties described in Exhibit "A" at all reasonable times for the purposes of construction, maintenance and repair of the easement; provided that the Property Owners agree to confine their activities to the easement area, and to use their best, good faith efforts, to accomplish such activities in a good and workmanlike manner, and in accordance with all applicable laws and governmental regulations.

Any and all expenses associated with the maintenance and repair of the roadway shall be borne by the Property Owners, excluding CARPENTER, in a manner mutually agreed by said Property Owners.


H. DUANE CARPENTER


ANN C. CARPENTER


JENNIFER K. CRAWLEY (as to an undivided 50% interest as tenants in common)

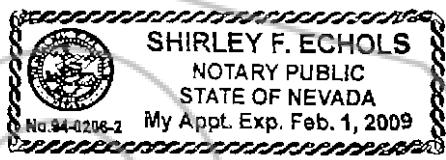

BARBARA K. ALEXANDER, Trustee of the BARBARA K. ALEXANDER 1983 TRUST (as to an undivided 50% interest as tenants in common)

STATE OF NEVADA)
)
) ss.
_____)

On August 22nd, 2006, before me, a notary public, personally appeared BARBARA K. ALEXANDER, Trustee of the BARBARA K. ALEXANDER 1993 LIVING TRUST, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.

Shirley F Echols
Notary Public

STATE OF California)
~~NEVADA~~)
San Diego) ss.



On 8-16, 2006, before me, a notary public, personally appeared MICHAEL L. MASLOW, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.

[Signature]
Notary Public



STATE OF NEVADA)
)
) ss.
CARSON CITY)

On October 3, 2006, before me, a notary public, personally appeared John Serpa, Manager of CLEAR CREEK, LLC, and in his capacity as such, acknowledged that he executed the instrument.

Wendy A. McMARTIN
Notary Public

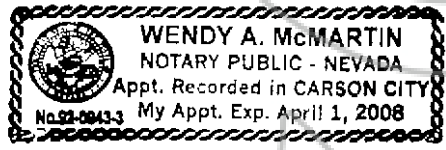


EXHIBIT A

CARPENTER

APN: 1419-04-000-006

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

A parcel of land located in the Northeast Quarter of the Northeast Quarter of Section 4, Township 14 North, Range 19 East, M.D.B. & M, described as follows:

BEGINNING at the Northwest corner of said Northeast Quarter of the Northeast Quarter of Section 4, from which the Northeast corner of said Section 4 bears North $89^{\circ}45'47''$ East, 1326.96 feet; thence South $0^{\circ}47'33''$ West, 655.14 feet; thence North $89^{\circ}37'57''$ East, 1324.95 feet; thence North $0^{\circ}58'25''$ East, 49.36 feet; thence along the highway right of way line of old Highway 50, North $58^{\circ}04'00''$ West, 92.62 feet; thence on a curve to the left with a radius of 760.00 feet, through an angle of $24^{\circ}16'$ for a length of 321.89 feet; thence North $82^{\circ}20'00''$ West, 210.25 feet; thence on a curve to the right with a radius of 840.00 feet, through an angle of $38^{\circ}26'$ for a length of 563.46 feet; thence North $43^{\circ}54'00''$ West, 225.18 feet; thence South $89^{\circ}45'57''$ West, 79.80 feet to the point of beginning.

CRAWLEY

APN 1419-04-000-005

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

The North $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 4, Township 14 North, Range 19 East, M.D.B.&M.

Reference is made to the Parcel Map filed December 24, 1974 as File No. 76834 and to the Record of Survey filed November 2, 2001 as File No. 526863.

ALEXANDER

APN 1419-04-000-003

All that real property in the County of Douglas, State of Nevada, being Assessor's Parcel Number 15-030-08, specifically described as: All that certain lot, piece or parcel of land located within Section 4, Township 14 North, Range 19 East, M.D.B. & M., Douglas County, Nevada and being further described as follows:

Parcel 1, as set forth on Parcel Map for JAMES W. ALEXANDER and BARBARA K. ALEXANDER and CHARLES M. SCHOTT JR., filed for record in the office of the County Recorder of Douglas County, Nevada on May 3, 1993, in Book 593, of Official Records at Page 152, as Document No. 306156.

ALEXANDER

APN 1419-04-000-004

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Being all of Parcel 2 as shown on the Parcel Map for ROBERT ROGERS, et ux, filed for record in the office of the County Recorder of Douglas County, Nevada, on December 5, 1974, In Book 1274 of Official Records at Page 243, as File No. 76834 and a Portion of the Southeast ¼ of the Northwest, ¼ of Section 4, Township 14 North, Range 19 East and being more particularly described as follows:

BEGINNING at the Southeast Corner of Parcel 1 as shown on said Parcel Map, thence from said point of beginning, South 0°36'40" West 658.19 feet to the Southeast corner of said Parcel 2; thence South 43°01'50" West 400.00 feet; thence South 55°14'02" West, 595.00 feet; thence North 26°46'45" West 320.00 feet; thence North 32°42'47" East 325.00 feet; thence North 64°19'30" West 150.00 feet to a point on the Southerly boundary of said Parcel 2; thence South 89°29'58" East 457.42 feet to the Southwest corner of said Parcel 2; thence along the Westerly boundary of said Parcel 2 North 0°25'47" East 661.22 feet to the Northwest corner thereof; thence along the Northerly boundary of said Parcel 2 North 89°37'57" East 1324.95 feet to the POINT OF BEGINNING.

MASLOW

APN 1419-04-000-002

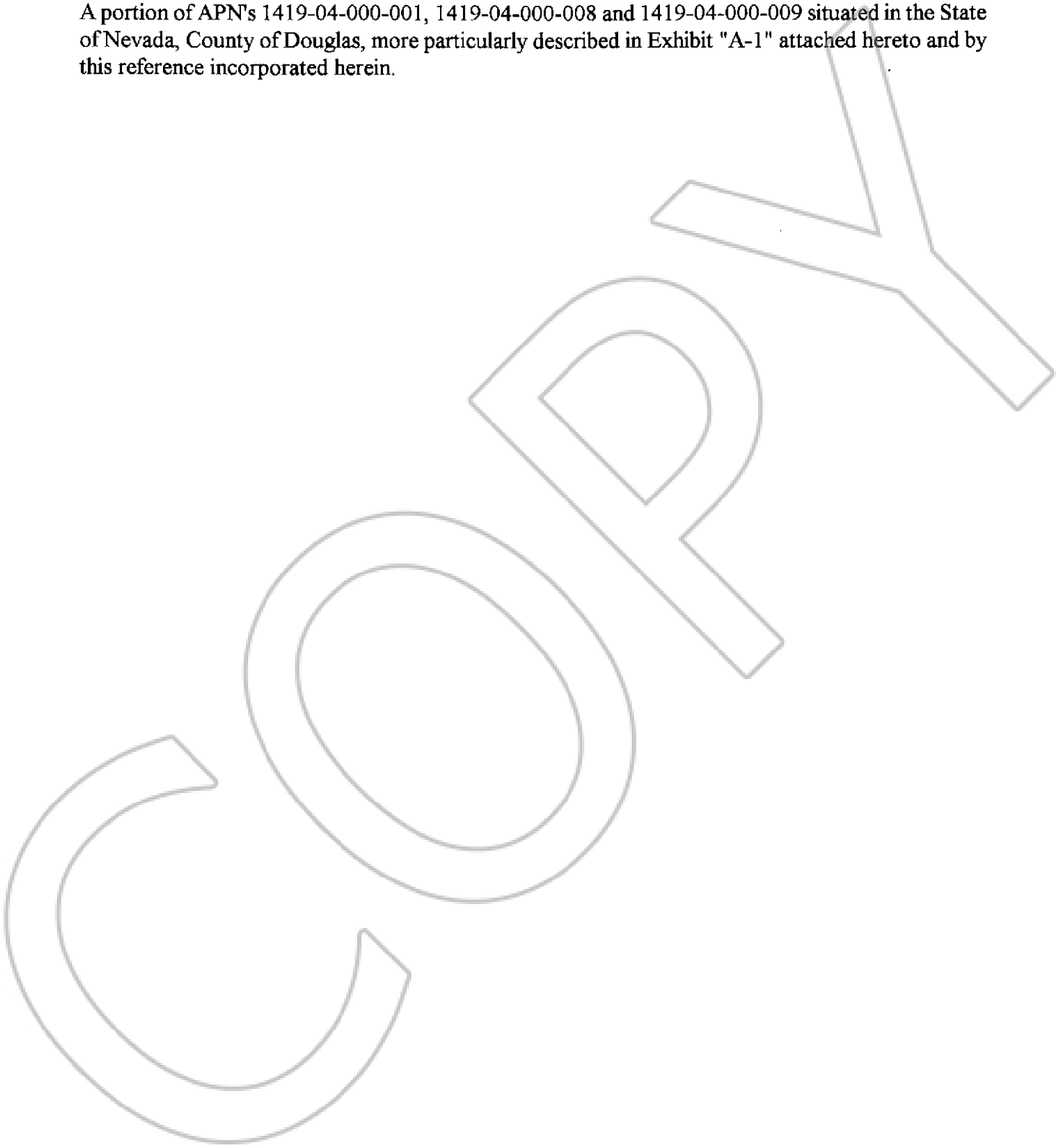
All that real property situated in the County of Douglas, State of Nevada described as follows:

Parcel 1 as set forth on Parcel Map filed for record December 5, 1974, in Book 1274 Page 243, Document No. 76834, Official Records of Douglas County State of Nevada, said parcel being the North ½ of the Northeast ¼ of the Northwest ¼ of Section 4, Township 14, North, Range 19 East M.D.B. & M.



CLEAR CREEK RANCH LLC

A portion of APN's 1419-04-000-001, 1419-04-000-008 and 1419-04-000-009 situated in the State of Nevada, County of Douglas, more particularly described in Exhibit "A-1" attached hereto and by this reference incorporated herein.



**LEGAL DESCRIPTION
DOMINANT PARCELS
EXHIBIT 'A-1'**

All that certain real property located within the N 1/2 of Section 4, Township 14 North, Range 19 East, M.D.M., further described as a portion of Parcels 15-020-18, 15-020-19 and 15-020-20, as shown on that certain Record of Survey, for Prim Holdings, Inc., Doc. No. 494257, Filed for Record on June 16, 2000, book 600, page 3610, official records of Douglas County, Nevada, further described as a portion of APN's 1419-04-000-001, 1419-04-000-008 and 1419-04-000-009, more particularly described as follows:

BEGINNING at the Northwest corner of Parcel 15-020-20 as shown on said Record of Survey Map doc. #494257;

THENCE N.00°27'25"E., 81.64 feet;

THENCE S.59°11'13"E., 347.56 feet

THENCE N.00°27'38"E., 457.50 feet;

THENCE N.89°06'10"E., 1128.09 feet;

THENCE S.00°27'38"W., 1460.08 feet;

THENCE S.88°49'34"W., 2179.55 feet;

THENCE N.00°29'12"E., 487.30 feet;

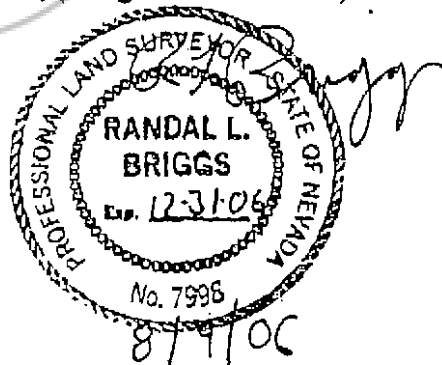
THENCE N.54°42'28"E., 595.00 feet;

THENCE N.42°30'18"E., 400.00 feet to the **POINT OF BEGINNING.**

CONTAINING 58.64 acres more or less.

The basis of bearings for the legal description is the North line of Parcel 15-020-19, as shown on certain Record of Survey, for Prim Holdings, Inc., Doc. No. 494257, Filed for Record on June 16, 2000, book 600, page 3610, (being S.89°06'10"W.)

This Legal Description Written by:
Randal L. Briggs, PLS
TEC Engineering
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521



**LEGAL DESCRIPTION
For
Access Easement**

All that certain real property located within the NE 1/4 of Section 4, Township 14 North, Range 19 East, M.D.M., further described as a portion of Parcels 15-020-19, 15-030-02, and 15-030-03 as shown on that certain Record of Survey, for Prim Holdings, Inc., Doc. No. 494257, Filed for Record on June 16, 2000, book 600, page 3610, official records of Douglas County, Nevada, further described as a portion of APN's 1419-04-000-008, 1419-04-000-005 and 1419-04-000-006, more particularly described as follows:

BEGINNING at the Northwest corner of Parcel 15-020-19 as shown on said Record of Survey Map doc. #494257;

THENCE N.01°11'11"E., 15.00 feet;

THENCE S.89°13'45"E., 11.39 feet;

THENCE N.88°54'41"E., 37.69 feet;

THENCE S.71°17'22"E., 31.54 feet;

THENCE S.53°57'59"E., 30.67 feet;

THENCE S.53°10'37"E., 34.22 feet;

THENCE S.52°22'48"E., 50.71 feet;

THENCE S.49°48'21"E., 52.17 feet;

THENCE S.48°17'17"E., 45.73 feet;

THENCE S.50°32'32"E., 44.34 feet;

THENCE S.58°07'04"E., 30.97 feet;

THENCE S.71°44'54"E., 36.60 feet;

THENCE S.76°11'42"E., 45.78 feet;

THENCE S.77°32'38"E., 43.25 feet;

THENCE S.75°21'51"E., 50.18 feet;

THENCE S.73°49'08"E., 51.06 feet;

EXHIBIT "B"



THENCE S.84°53'14"E., 42.54 feet;
THENCE N.84°45'31"E., 38.02 feet;
THENCE N.76°54'21"E., 38.57 feet;
THENCE N.75°10'56"E., 39.81 feet;
THENCE N.74°36'39"E., 61.74 feet;
THENCE N.70°55'19"E., 48.41 feet;
THENCE N.60°25'49"E., 45.26 feet;
THENCE N.48°08'26"E., 52.80 feet;
THENCE N.40°39'58"E., 59.38 feet;
THENCE N.40°12'05"E., 59.99 feet;
THENCE N.40°14'14"E., 58.04 feet;
THENCE N.36°49'20"E., 52.77 feet;
THENCE N.32°42'46"E., 57.84 feet;
THENCE N.30°16'38"E., 64.48 feet;
THENCE N.28°08'26"E., 56.04 feet;
THENCE N.28°20'07"E., 53.15 feet;
THENCE N.26°47'35"E., 65.37 feet;
THENCE N.24°54'21"E., 25.15 feet;
THENCE N.25°54'11"E., 52.79 feet;
THENCE N.18°37'32"E., 45.21 feet;
THENCE N.12°21'01"E., 43.23 feet;
THENCE N.16°18'48"E., 56.29 feet;
THENCE N.25°54'39"E., 41.21 feet;



THENCE N.34°55'28"E., 49.76 feet;

THENCE N.49°27'30"E., 50.54 feet;

THENCE N.64°46'54"E., 45.23 feet;

THENCE N.80°56'44"E., 34.13 feet to a point on the North line of said Section 4, being the boundary between Carson City and Douglas County;

THENCE N.89°55'24"E., 78.07 feet along the North line of said Section 4;

THENCE leaving the North line of said Section 4, S.84°56'50"E., 17.63 feet;

THENCE S.71°59'28"E., 8.26 feet, to a point on the southwest edge of existing Clear Creek Road;

THENCE S.43°31'12"E., 62.93 feet along the southwest edge of existing Clear Creek Road;

THENCE leaving the southwest edge of existing Clear Creek Road, N.71°59'28"W., 60.17 feet;

THENCE N.84°56'50"W., 36.72 feet;

THENCE S.89°05'54"W., 40.86 feet;

THENCE S.80°56'44"W., 37.41 feet;

THENCE S.64°46'54"W., 36.93 feet;

THENCE S.49°27'30"W., 42.68 feet;

THENCE S.34°55'28"W., 43.57 feet;

THENCE S.25°54'39"W., 36.33 feet;

THENCE S.16°18'48"W., 52.74 feet;

THENCE S.12°21'01"W., 43.84 feet;

THENCE S.18°37'32"W., 48.77 feet;

THENCE S.25°54'11"W., 54.44 feet;

THENCE S.24°54'21"W., 25.39 feet;

THENCE S.26°47'35"W., 66.27 feet;
THENCE S.28°20'07"W., 53.50 feet;
THENCE S.28°08'26"W., 56.55 feet;
THENCE S.30°16'38"W., 65.67 feet;
THENCE S.32°42'46"W., 59.55 feet;
THENCE S.36°49'20"W., 54.74 feet;
THENCE S.40°14'14"W., 58.92 feet;
THENCE S.40°12'05"W., 60.10 feet;
THENCE S.40°39'58"W., 61.46 feet;
THENCE S.48°08'26"W., 57.99 feet;
THENCE S.60°25'49"W., 51.24 feet;
THENCE S.70°55'19"W., 52.13 feet;
THENCE S.74°36'39"W., 62.85 feet;
THENCE S.75°10'56"W., 40.41 feet;
THENCE S.76°54'21"W., 41.08 feet;
THENCE S.84°45'31"W., 42.79 feet;
THENCE N.84°53'14"W., 48.17 feet;
THENCE N.73°49'08"W., 53.56 feet;
THENCE N.75°21'51"W., 49.21 feet;
THENCE N.77°32'38"W., 43.03 feet;
THENCE S.76°11'42"W., 47.30 feet;
THENCE N.71°44'54"W., 41.35 feet;
THENCE N.58°07'04"W., 36.54 feet;



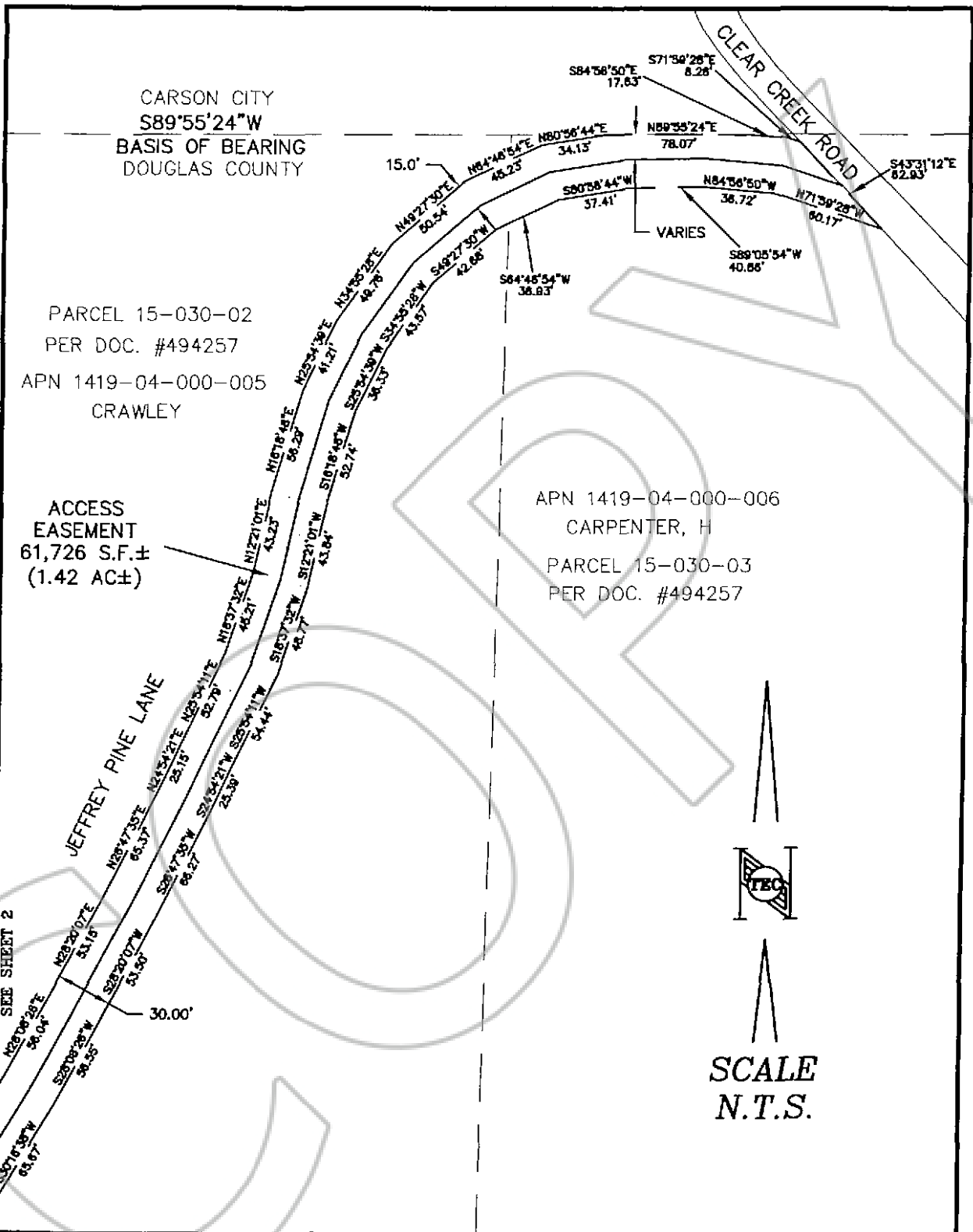
THENCE N.50°32'32"W., 46.92 feet;
THENCE N.48°17'17"W., 45.92 feet;
THENCE N.49°48'21"W., 51.10 feet;
THENCE N.52°22'48"W., 49.83 feet;
THENCE N.53°10'37"W., 33.81 feet;
THENCE N.53°57'59"W., 25.90 feet;
THENCE N.71°17'22"W., 21.73 feet;
THENCE S.88°54'41"W., 32.94 feet;
THENCE N.89°13'45"W., 12.10 feet;
THENCE N.01°11'11"E., 15.00 feet to the TRUE POINT OF BEGINNING.

CONTAINING 61,726 sq. ft. more or less.

The basis of bearings for the legal description is the North line of the NE ¼ of Section 4, Township 14 North, Range 19 East, M.D.M. (being S.89°55'24"W.)

This Legal Description Written by:
Randal L. Briggs, PLS
Tec 1, INC.
500 Damonte Ranch Parkway Suite #1056
Reno, Nevada 89521





JOB No.	SERPA 018
DATE:	7-21-08
HORIZ. SCALE: N.T.S.	
SHEET 3 OF 3	

DOUGLAS COUNTY
EXHIBIT FOR LEGAL DESCRIPTION
FOR
JEFFREY PINE LANE EASEMENT

**CIVIL
 ENGINEERING
 CONSULTANTS**

500 Diamonds Ranch #1056 Reno, NV 89521
 Ph. (775) 352-7800, Fax (775) 352-7828