

18'
ANDERSON ENGINEERING
11003 ESMEERALDA AVE.
MINDEN, NV 89423

RECORDING REQUESTED BY AND AFTER
RECORDATION RETURN BY MAIL TO:

Mark Forsberg, Esq.
Scarpello & Huss, Ltd.
600 E. William Street, Suite 300
Carson City, Nevada 89701

DOC # 0686813
10/19/2006 02:43 PM Deputy: GB

OFFICIAL RECORD
Requested By:
ANDERSON ENGINEERING

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 5 Fee: 18.00
BK-1006 PG- 7103 RPTT: 0.00



SPACE ABOVE THIS LINE FOR RECORDER'S USE

PUBLIC UTILITY EASEMENT

This Public Utility Easement is made on this 4th day of October, 2006, by and between **ROBERT H. BROWN, SR.** (herein "Grantor") and the **TOWN OF MINDEN** and **MINDEN-GARDNERVILLE SANITATION DISTRICT** (herein "Grantees").

W I T N E S S E T H:

For good and valuable consideration, the receipt of which is hereby acknowledged, Grantor hereby grants to Grantees the following public utility easement located and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

1. The easement granted herein includes the right to locate, construct, maintain, repair and replace utilities, including but not limited to water and sewer and necessary incidents on, over, across and through the real property situated in and being a portion of the real property described more fully in the legal descriptions attached hereto as Exhibit "A".

2. The easement granted herein is appurtenant to Grantor's real property as described in Exhibit "A".

3. The easement granted herein is perpetual, exclusive, and runs with the land.

4. 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.

5. In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees, and costs.

6. This instrument shall be binding on and shall inure to the benefit of the 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: 10/4/06

"GRANTOR"

Robert H. Brown Sr.
ROBERT H. BROWN, SR.

DATED: _____

"GRANTEE"

TOWN OF MINDEN

By: Ray Chubbuck

Its: Chairman

DATED: 10/17/06

"GRANTEE"

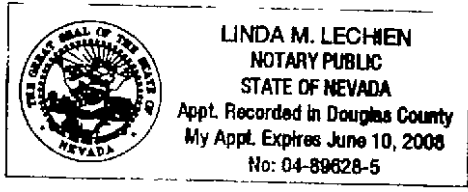
MINDEN-GARDNERVILLE SANITATION DISTRICT

By: Jerome Etchegoyen

Its: Chairman

STATE OF NEVADA)
) : ss.
COUNTY OF Douglas)

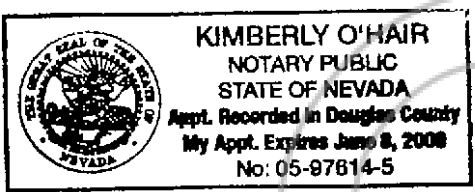
This instrument was acknowledged before me this 4th day of October, 2006, by **ROBERT H. BROWN, SR.**



Linda M. Lechien
NOTARY PUBLIC

STATE OF NEVADA)
) : ss.
COUNTY OF Douglas)

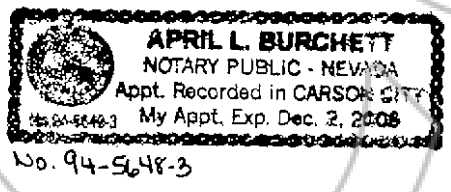
This instrument was acknowledged before me on the 17th day of October, 2006, by Ross Chichester as Chairman of the **TOWN OF MINDEN.**



Kimberly O'Hair
NOTARY PUBLIC

STATE OF NEVADA)
) : ss.
COUNTY OF Douglas)

This instrument was acknowledged before me on the 19th day of October, 2006, by Jerome Etchegoyhen as Chairman of the **MINDEN-GARDNERVILLE SANITATION DISTRICT.**



April L. Burchett
NOTARY PUBLIC
my commission expires: Dec. 2, 2008

**DESCRIPTION
PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
(OVER A.P.N. 1320-30-510-006)**

396-100-04
08/10/06
Page 1 of 1

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

A strip of land for private access and public utility 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 southwest corner of Lot 1 as shown on the Final Subdivision Map for Monte Vista Subdivision filed for record November 30, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 630595, said point also falling on the east right-of-way line of U.S. Highway 395;

thence along the southerly boundary of Lot 1, Lot 2, and Lot 3 as shown on said Final Subdivision Map, the following four courses:

South 88°04'41" East, 598.37 feet;

North 83°42'04" East, 450.25 feet;

South 00°06'32" West, 15.77 feet;

North 82°40'39" East, 257.18 feet to a point on the westerly line of Lot 6 as

shown on said Final Subdivision Map, the POINT OF BEGINNING;

thence along the boundary of said Lot 6, the following three courses:

North 01°19'17" West, 33.46 feet;

North 88°40'43" East, 261.14 feet;

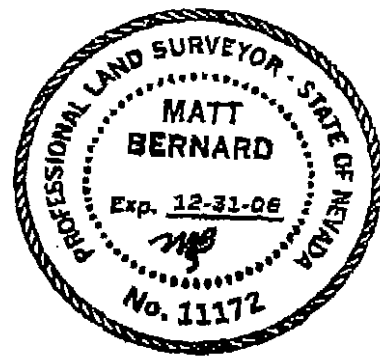
South 01°19'17" East, 35.00 feet;

thence South 89°00'58" West, 261.14 feet to the POINT OF BEGINNING,
containing 8,939 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 Final Subdivision Map for Monte Vista Subdivision filed for record in said office of Recorder as Document No. 630595.

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



8-11-06

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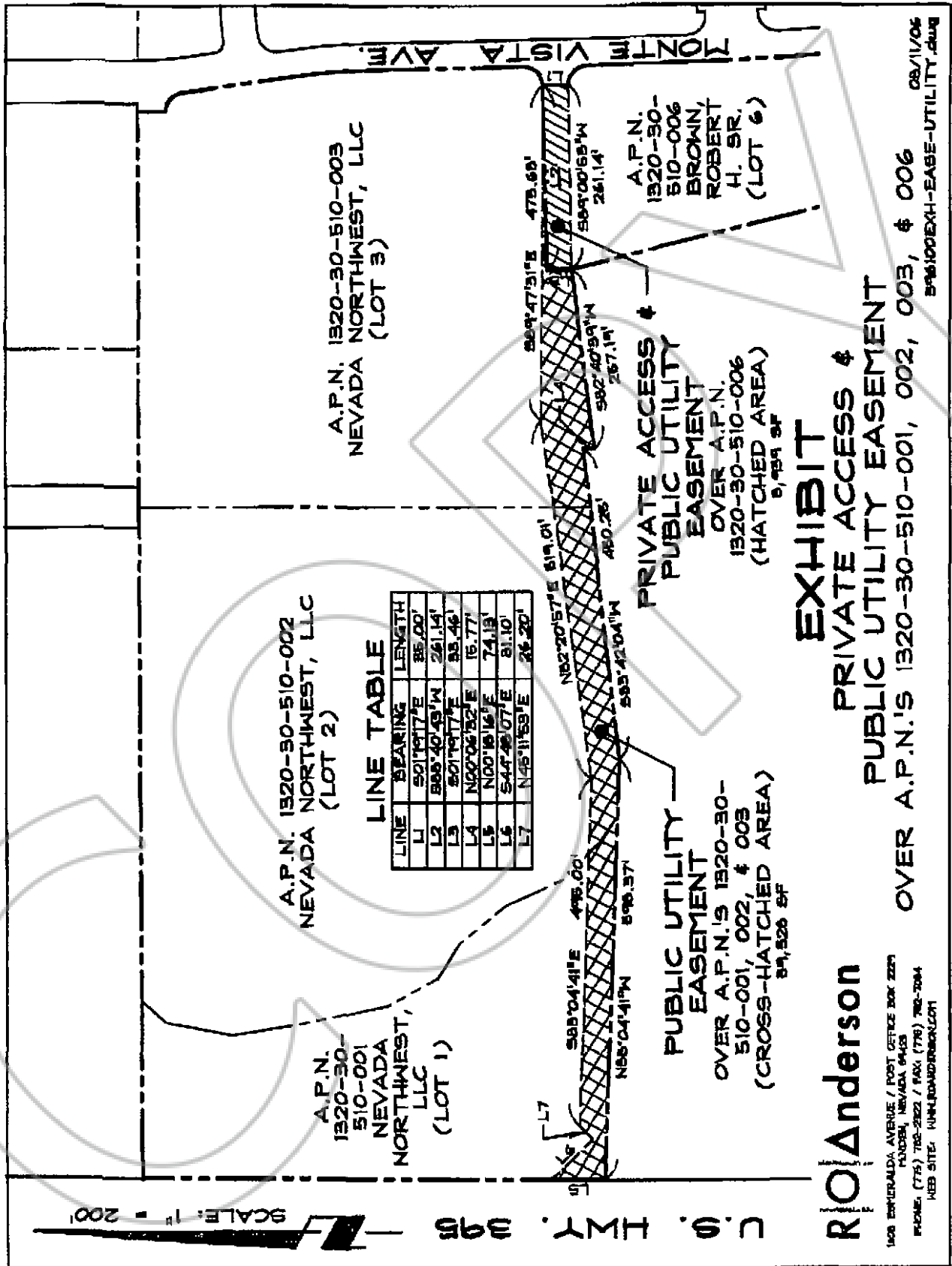


EXHIBIT
PRIVATE ACCESS & PUBLIC UTILITY EASEMENT
OVER A.P.N.'S 1320-30-510-001, 002, 003, & 006

RO Anderson

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08/11/06

