

OFFICIAL RECORD

Requested By:

TEC 1 INC

A.P.N. 1419-04-000-008
1419-04-000-009

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

Douglas County - NV
Werner Christen - Recorder

Page: 1 of 5 Fee: 18.00
BK-1106 PG- 4851 RPTT: 0.00



GRANT OF ACCESS AND UTILITY EASEMENT

THIS GRANT OF ACCESS AND UTILITY EASEMENT, made this 14th day of November, 2006, by CLEAR CREEK RANCH, LLC, a Nevada Limited Liability Company,

W I T N E S S E T H:

WHEREAS, CLEAR CREEK RANCH, LLC owns and has title to that real estate and real property located in Douglas County, State of Nevada described as Parcel 2 and Parcel 3 as set forth on the Boundary Line Adjustment Deed Document Number 0688596 filed for record November 14th, 2006, in Book 1106, at Page 4835, Official Records of Douglas County, Nevada; and

WHEREAS, CLEAR CREEK RANCH, LLC desires to grant an access and utility easement over a portion of Parcel 3 for the benefit of Parcel 2 for the purpose of ingress and egress and construction of utilities.

NOW, THEREFORE, it is hereby agreed as follows:

1. CLEAR CREEK RANCH, LLC does hereby grant a permanent easement and right-of-way in, to, upon and over a portion of Parcel 3 of Boundary Line Adjustment Deed Document Number 0688596 reference above and more particularly described in Exhibit "A",

attached hereto and made a part hereof by reference and depicted on Exhibit "B", attached hereto and made a part hereof by reference.

2. The easement hereby granted is for the benefit of Parcel 2 as shown on the Boundary Line Adjustment Deed Document Number 0688596 referenced above.

3. The purpose and intention of the easement hereby granted is to allow ingress and egress and construction of utilities in, to, upon and over the easement described above. So long as the easement thus granted continues, the owner of Parcel 2 of Boundary Line Adjustment Deed Document Number 0688596 referenced above obligates itself, and its heirs, successors and assigns, to pay for all costs associated with the maintenance and repair to the easement described above.

4. It is understood and agreed that the easement thus granted is an exclusive easement.

TO HAVE AND TO HOLD the said easement unto the said parties and to the heirs, successors in interest, assigns, and transferees thereof, forever.

IN WITNESS WHEREOF, CLEAR CREEK RANCH, LLC has executed this Grant of Access and Utility Easement the day and year first above written.

CLEAR CREEK RANCH, LLC, a Nevada
Limited Liability Company

By _____


John Serpa

STATE OF NEVADA)
County of Washoe) ss.

on November 7, 2006, before me, a notary public,
personally appeared John Serpa, Manager of
CLEAR CREEK RANCH, LLC, and in his capacity as such, acknowledged
that he executed the instrument.

Tamara C. Mahe
Notary Public



**LEGAL DESCRIPTION
ACCESS EASEMENT
FOR PARCEL 2**

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, 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 Parcel 3 as shown on that certain Record of Survey in Support of a Boundary Line Adjustment for Clear Creek Ranch L.L.C., more particularly described as follows:

COMMENCING at the most Northerly corner of Parcel 2 as shown on said Record of Survey in Support of a Boundary Line Adjustment for Clear Creek Ranch L.L.C.;

THENCE S.59°11'13"E., 312.79 feet, along the North line of said Parcel 2, to the **TRUE POINT OF BEGINNING**;

THENCE N.00°27'38"E., 555.21 feet to a point on the Southerly Edge of the existing 30' wide easement for Jeffrey Pine Lane;

THENCE along the Southerly Edge of the existing 30' wide easement for Jeffrey Pine Lane, S.58°50'38"E., 31.98 feet;

THENCE S.72°28'28"E., 2.61 feet;

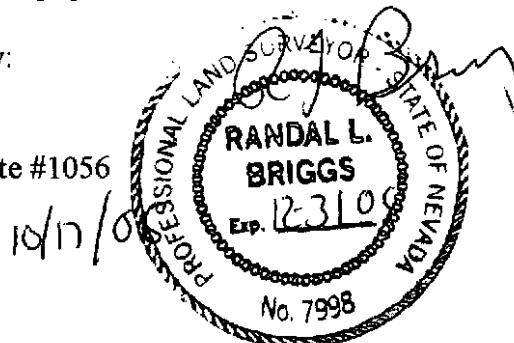
THENCE leaving the Southerly Edge of the existing 30' wide easement for Jeffrey Pine Lane, S.00°27'38"W., 555.68 feet to a point on the North line of said Parcel 2;

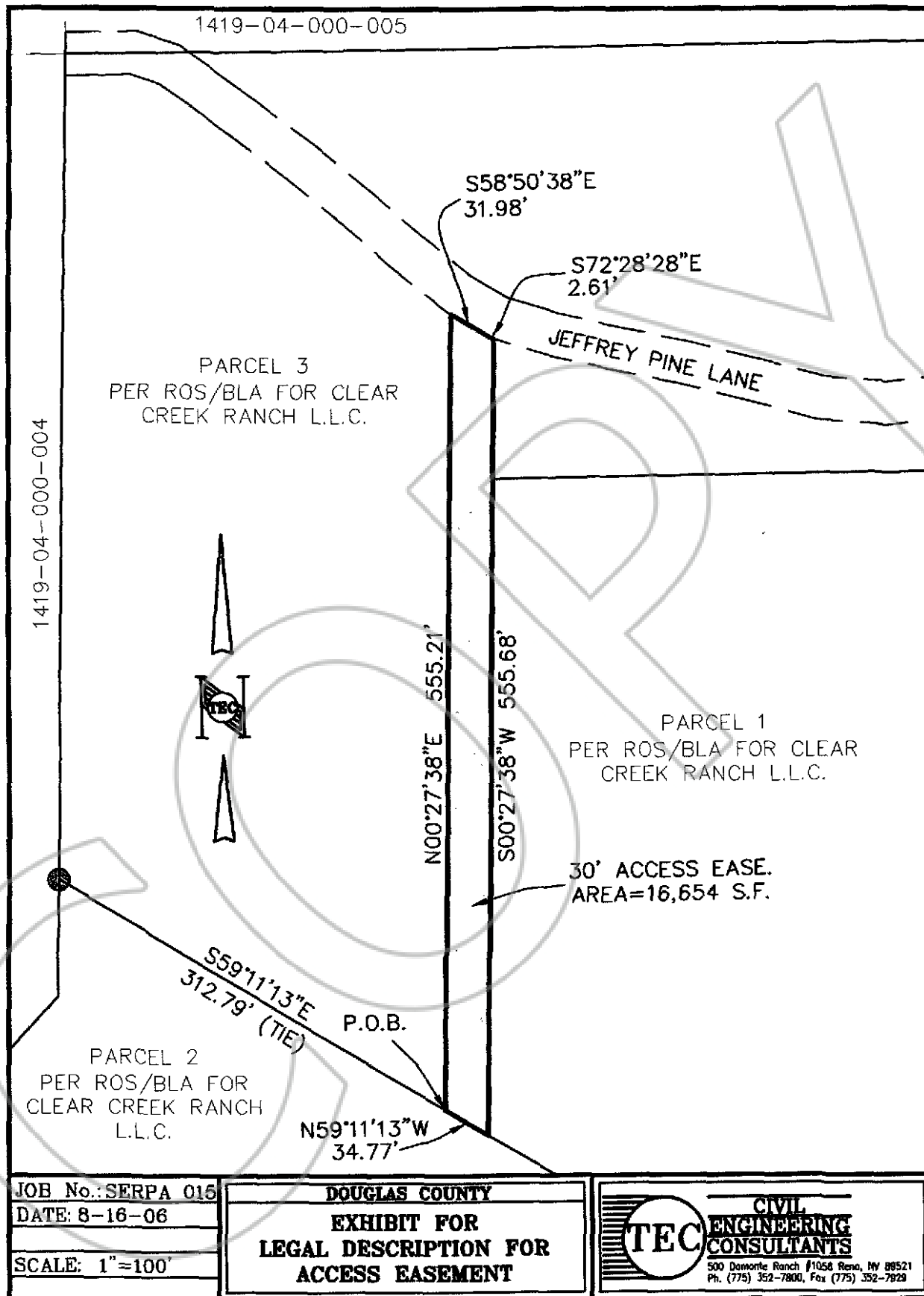
THENCE N.59°11'13"W., 34.77 feet, along the North line of said Parcel 2 to the **TRUE POINT OF BEGINNING**.

CONTAINING 16,654 sq. ft. 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





JOB No.: SERPA 016

DATE: 8-16-06

SCALE: 1"=100'

DOUGLAS COUNTY

EXHIBIT FOR
LEGAL DESCRIPTION FOR
ACCESS EASEMENT

TEC CIVIL ENGINEERING CONSULTANTS

500 Danville Ranch #1058 Reno, NV 89521
Ph. (775) 352-7800, Fax (775) 352-7828

