APN: 1219-15-002-044

When recorded return to:

David Troutner 879 Foothill Road Gardnerville, NV 89410 DOC # 0700224
05/01/2007 04:05 PM Deputy: EI
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE COMPANY

Douglas County - NV Werner Christen - Recorder

Page: 1 Of 4 Fee: BK-0507 PG-0424 RPTT:

17.00



### **EASEMENT**

THIS INDENTURE WITNESSETH: That STEVE PRATHER and MICHELLE PRATHER, husband and wife, as joint tenants, in consideration of \$\(\frac{2000}{0000}\), the receipt of which is hereby acknowledged, does hereby grant to DAVID TROUTNER and DIANA LYNN TROUTNER, husband and wife, as joint tenants, and the to heirs and assigns of such Grantees forever, a Private Utilities Easement for the purpose of installing, maintaining and/or repairing of private water laterals, said easement being located on Adjusted Parcel 2, Record of Survey Map #293657, in Douglas County, Nevada, and more particularly described as follows:

## See Exhibit "A" as it pertains to Adjusted Parcel 2

At the completion of the installation, maintenance and/or repair of the private water laterals, Grantee shall return the property, as is reasonable, to its prior, undisturbed condition.

WITNESS MY HAND this day of 2007 M. OMOHUNDRO **NOTARY PUBLIC** STEVE PRATHER STATE OF NEVADA Appt. Recorded in Douglas County My Appt. Expires March 15, 2010 No: 99-57872-5 STATE OF NEVADA ) ss: COUNTY OF DOUGLAS , 2007, personally appeared before me, a Notary Public, STEVE PRATHER and MICHELLE PRATHER, who acknowledged that they executed THIS INSTRUMENT IS BEING RECORDED AS AN the above instrument.

otary Public

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMMODATION ONLY, NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY, NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIPTION THEREIN.

FIRST AMERICAN TITLE CO.

# EXHIBIT "A" PRIVATE UTILITY EASEMENT LEGAL DESCRIPTION

April 18, 2007

A strip of land 15 feet wide for private utility easement purposes located within a portion of the East one-half of Section 15, and a portion of the Southwest one-quarter of Section 14, Township 12 North, Range 19 East, MDM, Douglas County, Nevada, being 7.50 feet on either side of the following described centerline:

BEGINNING at a point on the Northerly boundary line of Lot 86 as shown on the Subdivision map for Sheridan Acres Unit Two, Document No. 042594, Official Records of Douglas County, Nevada, which bears N. 84°25'48" W., 357.45 feet from the East one-quarter corner of said Section 15, said point also bearing S. 64°00'25" W., 7.50 feet from the Northeast corner of said Lot 86:

thence 7.50 feet Southwesterly of and parallel to the Easterly boundary line of said Lot 86, S. 25°59'27" E., 198.51 feet;

thence S. 03°29'27" E., 1.62 feet to a point on the Southerly boundary line of said Lot 86;

thence S. 03°29'27" E., 62.58 feet;

thence S. 25°59'27" E., 133.93 feet to a point on the Northerly boundary line of Adjusted Parcel 3, as shown on Record of Survey Map Document No. 293657, Official Records of Douglas County Nevada;

thence S. 25°59'27" E., 37.55 feet;

thence N. 61°08'13" E., 294.27 feet to a point on a proposed parcel line which bears N 56°50'50", said point also being the POINT OF TERMINATION and bears S. 17°11'07" E., 230.18 feet from said East one-quarter corner of Section 15.

The sidelines of the above described easement to be lengthened or shortened so as to begin on the Northerly boundary line of said Lot 86, and end on said proposed parcel line.

Containing 10927 Square Feet, 0.215 Acres, more or less.

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# Basis of Bearing:

The North line of Adjusted Parcel 3 as shown on Record of Survey No. 2 Map, Recorded on November 20, 1992 as Document No. 293657, Book 1192, Page 3651, Official Records of Douglas County, Nevada. (N.61°08'13"E.)

#### PREPARED BY:

Darryl M. Harris, P.L.S. # 6497 Resource Concepts, Inc. P.O. Box 11796 212 Elks Point Road, Suite 443 Zephyr Cove, NV 89448





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