

Assessor's Parcel No :
1420-30-001-005 / 1420-30-001-002
1420-30-001-001

DOC # 0704212
06/29/2007 03:44 PM Deputy: PK
OFFICIAL RECORD
Requested By:
DOUG LIPPINCOTT

The Grantors declare:
Documentary Transfer Tax is \$

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0607 PG-10209 RPT: # 3

When Recorded Mail To:
Lippincott
2900 N. Hwy 395
Minden, NV 89423



Tax Statement Same

**GRANT, BARGAIN AND SALE DEED
EASEMENT**

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged,

DOUG HUGH LIPPINCOTT, an unmarried man

doe(s) hereby **GRANT, BARGAIN, SELL, and CONVEY** to

DOUG HUGH LIPPINCOTT, an unmarried man

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

See Exhibits "A and C" attached hereto and by this reference made a part hereof

TOGETHER WITH all and singular tenements, hereditaments, and appurtenances, including easement and water rights, if any, thereto belonging to or in anyway appertaining and any reversions, rents, issues, or profits thereof.

WITNESS my hand this 17th day of May, 2007

DOUG HUGH LIPPINCOTT

STATE OF NEVADA
COUNTY OF Douglas

On 5/17/07, personally appeared before me, a notary public, DOUG HUGH LIPPINCOTT, who acknowledged that they executed the above instrument.

Notary Public

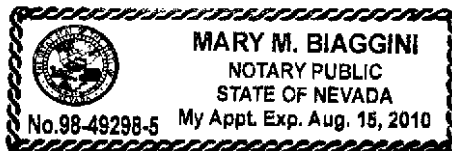


EXHIBIT "A"
DESCRIPTION

**30' WIDE PRIVATE ACCESS EASEMENT ACROSS ADJUSTED PARCELS 2, 3 AND
3A AS RECORDED IN BOOK 607, PAGE 10190**

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

A thirty-foot wide (30') strip of land for private access purposes, located within a portion of the West one-half of Section 30, Township 14 North, Range 20 East, Mount Diablo Meridian, lying fifteen-feet (15') on both sides of a line more particularly described as follows:

Commencing at the common corner for Sections 24 and 25, T.14N., R.19E. and Sections 19 and 30, T.14N., R.20E., M.D.M.;

thence along the common line between said Sections 25 and 30, South 00°44'27" West, 420.65 feet to the northwest corner of Parcel 1 as shown on the Final Parcel Map LDA 02-085 for Doug H. Lippincott recorded March 7, 2006 in the office of Recorder, Douglas County, Nevada as Document No. 669335;

thence along the north line of said Parcel 1, South 89°16'00" East, 713.14 feet;

thence continuing along the north lines of said Parcel 1 and Parcel 2 of said Parcel Map South 89°15'53" East, 938.02 feet;

thence South 31°55'59" West, 1351.46 feet to the POINT OF BEGINNING;

thence South 52°27'18" East, 242.80 feet;

thence South 76°57'31" East, 135.12 feet;

thence South 62°01'33" East, 352.87 feet;

thence South 68°02'49" East, 740.15 feet to the west right-of-way line of U.S. Highway 395 and as shown on the attached sketch, "Exhibit C", containing 44,128 square feet (1.01 acres), more or less.

The side lines of said easement shall be shortened or prolonged to intersect the adjacent easement lines and parcel boundaries.

It is the intent of this description to call for the monuments noted on the Record of Survey to be recorded concurrently with this description.

The Basis of Bearing of this description is the common line between said Sections 25 and 30, South 00°45'21" West, measured distance of 5314.42 feet, as computed from the Record of Survey Supporting a Boundary Line Adjustment for Theodore H. Stokes, et.al., recorded June 8, 1993 in said office of Recorder as Document No. 309238.

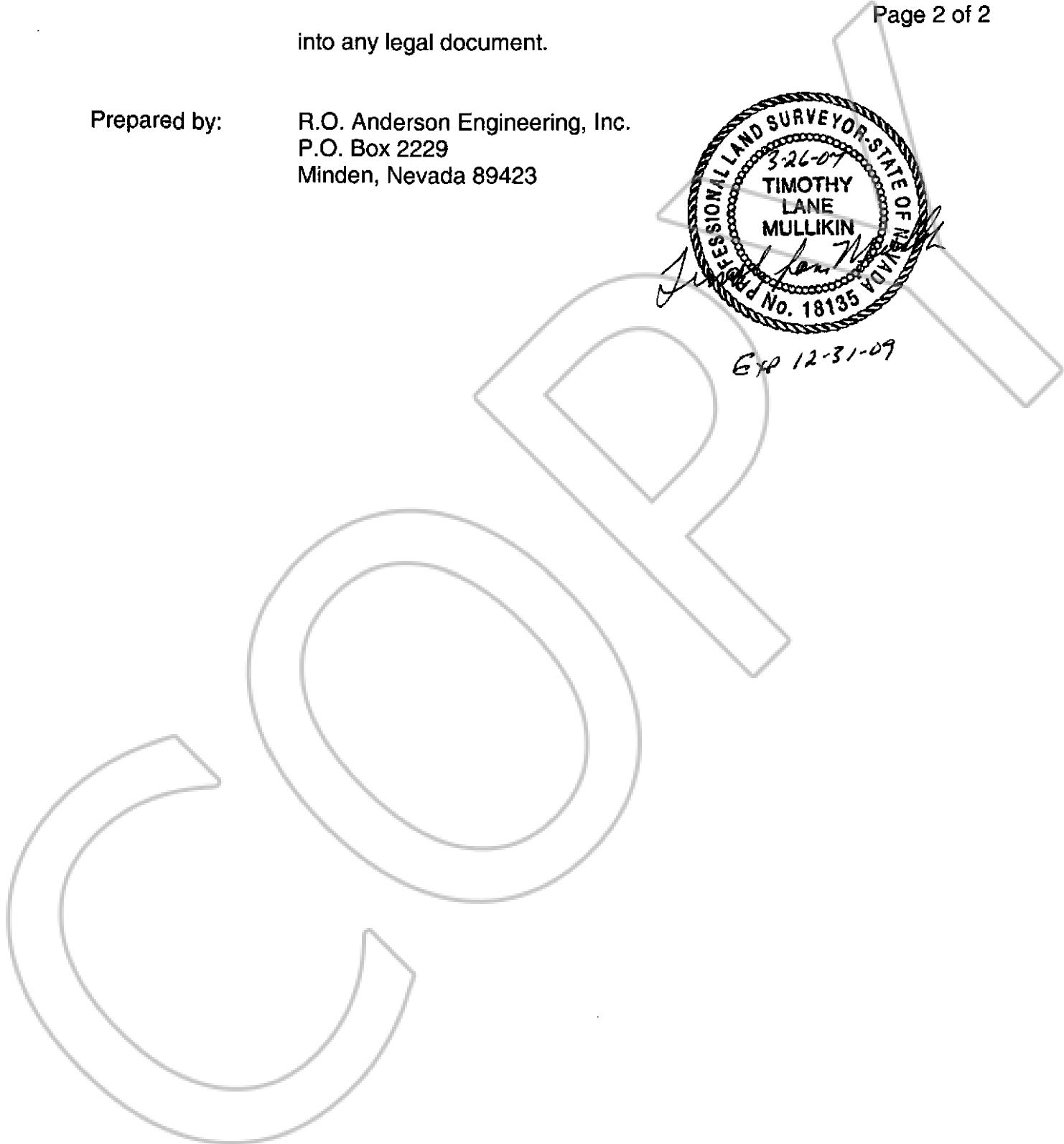
Note: Refer this description to your title company before incorporating

into any legal document.

Prepared by: R.O. Anderson Engineering, Inc.
P.O. Box 2229
Minden, Nevada 89423



Exp 12-31-09



S24 S19
S25 S30

S00°44'27"W
420.65'

S89°16'00"E
713.14'

S89°15'53"E
938.02'

ADJUSTED
PARCEL 2

ADJUSTED
PARCEL 2

BEARINGS ALONG
EASEMENT LINES
REFER TO
CENTERLINE OF
EASEMENT

S31°55'59"W
1351.46'

ADJUSTED
PARCEL 3A

S52°27'18"E
242.80'

S76°57'31"E
135.12'

S62°01'33"E
352.87'

S68°02'49"E
740.15'

30' PRIVATE
ACCESS EASEMENT
(44,128 SF)

ADJUSTED
PARCEL 3

ADJUSTED
PARCEL
2A1

ADJUSTED
PARCEL 8A1

U.S. HIGHWAY 395

1" = 500'

EXHIBIT "C"

30' WIDE PRIVATE ACCESS
EASEMENT ACROSS ADJUSTED
PARCEL 2, 3 AND 3A,
BOOK 607
PAGE 1019D

RO Anderson

1603 ESMERALDA AVENUE / POST OFFICE BOX 2229
MINDEN, NEVADA 89423
PHONE: (775) 782-2322 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

03/26/07
1273002 BLA.dwg



BK- 0607
PG- 10212