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DOC # 0705267 07/13/2007 03:41 PM Deputy: PK OFFICIAL RECORD Requested By: G C WALLACE INC

> Douglas County - NV Werner Christen - Recorder

Page: 1 Of 4 Fee:

17.00

BK-0707 PG-4840 RPTT: 0

APN: Portion of 1220-04-602-010 & 1220-04-602-013

Recording Requested by and When Recorded Return to:

Colonial Bank, N.A. 2330 S. Virginia Street Reno, NV 89510 Attention: Michelle McKinney

## GRANI OF EASEMENT

THIS GRANT OF EASEMENT made and entered into this 9<sup>th</sup> day of July 2007, by COLONIAL BANK, N.A. hereinafter called GRANTOR, and GARDNERVILLE TOWN WATER COMPANY INC, Gardnerville, Nevada, hereinafter called GRANTEE.

That for and in consideration of the sum of one dollar (\$1.00), lawful money of the United States of America, receipt of which is hereby acknowledged, and other considerations, the GRANTOR hereby grants to GRANTEE, its successors and assigns the right, privilege, and authority to improve, operate, maintain, conveniently access, and repair a waterline, together with other necessary or convenient appurtenances connected therewith, across, over and upon the property described in Exhibit "A".

In all other respects the Property remains unaffected by the Easement.

IN WITNESS WHEREOF, the Grantor has caused this Grant of Easement to be executed as of the date and year first written above.

COLONIAL BAN

By: Mi

Michelle McKinney

Title: Senior Vice President

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NEVADA }

SS.

COUNTY OF WASHOE }

This instrument was acknowledged before me on July 9, 2007, by Michelle McKinney, as Senior Vice President of Colonial Bank, N.A.

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APN: 1220-04-602-010 AND 1220-04-602-013

## **EXHIBIT "A"**

**EXPLANATION:** THIS DESCRIPTION REPRESENTS A WATER LINE EASEMENT GRANTED IN SUPPORT OF THE COLONIAL BANK PROJECT.

## **LEGAL DESCRIPTION**

A PORTION OF PARCELS 1 AND 3 AS SHOWN ON THE LOT CONSOLIDATION EXHIBIT, RECORDED APRIL 5<sup>TH</sup>, 2007 AS DOCUMENT NO. 0698578 OF OFFICIAL RECORDS IN THE DOUGLAS COUNTY RECORDER'S OFFICE, NEVADA, LYING WITHIN THE EAST HALF (E1/2) OF SECTION 4 OF TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., DOUGLAS COUNTY, NEVADA. DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE SOUTHERLY CORNER OF PARCEL 3 AS SHOWN ON SAID LOT CONSOLIDATION EXHIBIT:

THENCE ALONG SAID RIGHT-OF-WAY OF U.S. 395, FROM A TANGENT BEARING NORTH 38°54'33" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 5,060.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 00°07'54", AN ARC LENGTH OF 11.64 FEET TO THE **POINT OF BEGINNING**.

THENCE ALONG SAID RIGHT-OF-WAY OF U.S. 395, FROM A TANGENT BEARING NORTH 39°02'28" WEST, CURVING TO THE LEFT ALONG THE ARC OF A 5,060.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 03°07'31", AN ARC LENGTH OF 276.01 FEET;

THENCE DEPARTING FROM SAID RIGHT-OF-WAY OF U.S. 395 ONTO SOUTHERLY RIGHT-OF-WAY OF STODICK PARKWAY, FROM A TANGENT BEARING NORTH 42°09'56" WEST, CURVING TO THE RIGHT ALONG THE ARC OF A 60.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, THROUGH A CENTRAL ANGLE OF 33°22'13", AN ARC LENGTH OF 34.95 FEET;

THENCE DEPARING FROM SAID RIGHT-OF-WAY OF STODICK PARKWAY TO A TANGENT BEARING SOUTH 42°32'22" EAST, CURVING TO THE RIGHT ALONG THE ARC OF A 5,070.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, THROUGH A CENTRAL ANGLE OF 03°17'33". AN ARC LENGTH OF 291.36 FEET:

THENCE SOUTH 84°49'19" EAST, 40.94 FEET;

THENCE SOUTH 39°49'19" EAST, 10.83 FEET TO A POINT ON THE SOUTHEAST PROPERTY LINE OF SAID PARCEL 3;

THENCE ALONG A CURVE TO THE RIGHT WITH A TANGENT BEARING SOUTH 49°27'02" WEST ALONG THE ARC OF A 100.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY, THROUGH A CENTRAL ANGLE OF 11°31'23", AN ARC LENGTH OF 20.11 FEET:

THENCE DEPARTING FROM THE SOUTHEASTERLY PROPERTY LINE OF SAID PARCEL 3, NORTH 39°49'19" WEST, 0.79 FEET;

THENCE NORTH 84°49'19" WEST, 27.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,699 SQUARE FEET ±.

## **BASIS OF BEARING**

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 43°41'42" WEST BEING THE CENTERLINE CHORD BEARING BETWEEN THE PC OF STODICK PARKWAY AND CENTERLINE INTERSECT OF STODICK PARKWAY/SCARLET OAK DRIVE AS SHOWN ON PARCEL MAP RECORDED IN BOOK 999, PAGE 2558 OF OFFICIAL RECORDS, AS DOCUMENT NO. 476559, DOUGLAS COUNTY RECORDER'S OFFICE, NEVADA

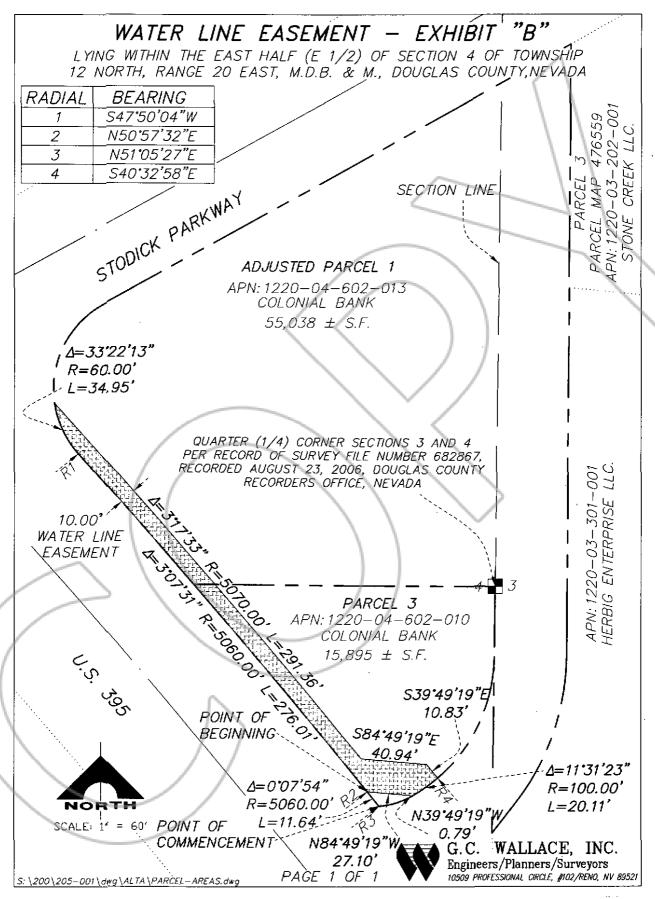


DAVID OWENS, PLS. 9393 10509 PROFESSIONAL CIRCLE - SUITE 102 RENO, NEVADA 89521 775-785-4400

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