

DOC # 0706177
07/25/2007 12:24 PM Deputy: GB
OFFICIAL RECORD
Requested By:
JAMES J RANKL

APN: 1320-32-613-001
1320-32-601-004

✓ When recorded, return to:
JAMES J. RANKL, ESQ.
3064 Silver Sage Drive, Suite 102
Carson City, NV 89701

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 8 Fee: 21.00
BK-0707 PG- 9184 RPTT: 0.00



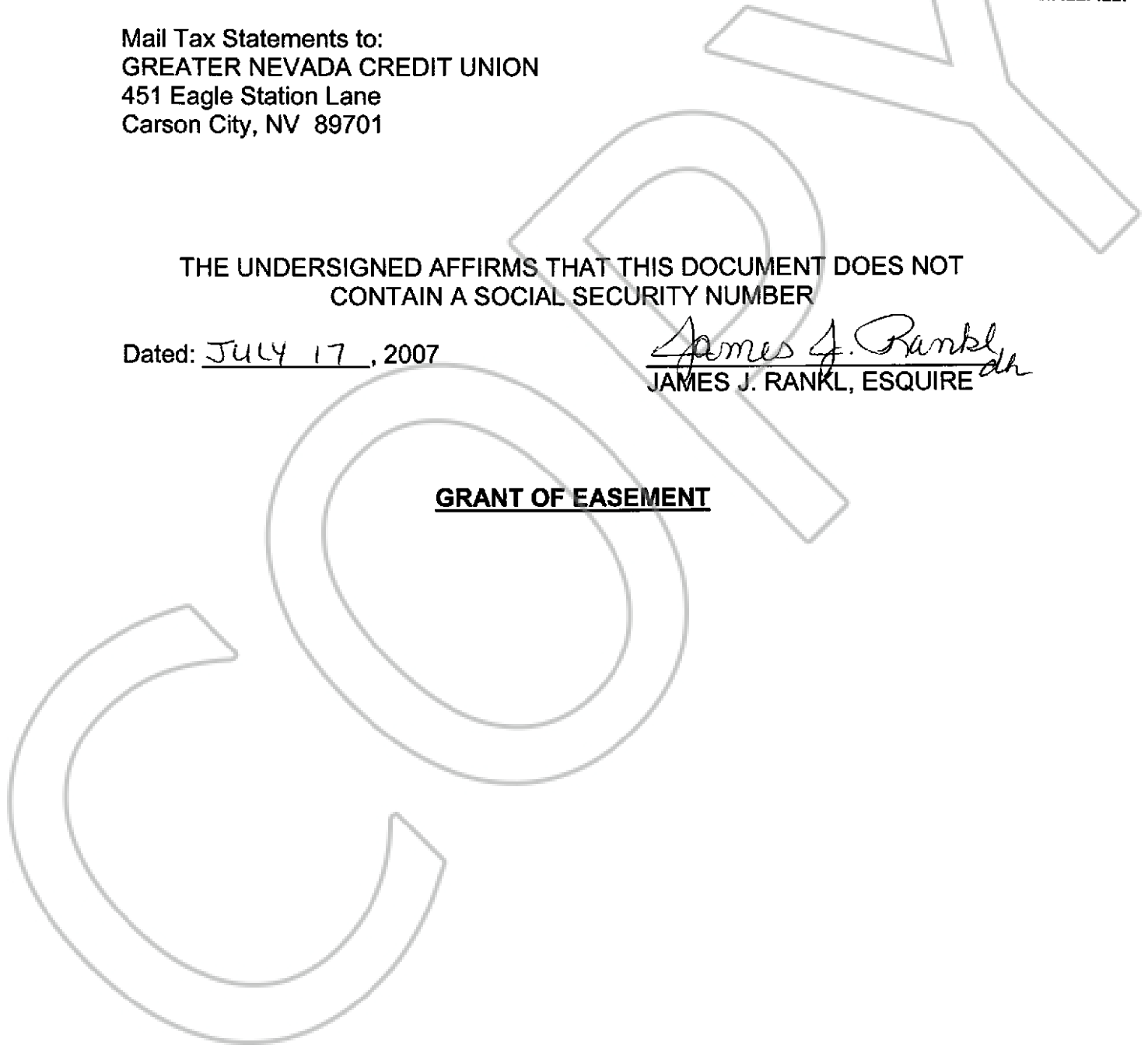
Mail Tax Statements to:
GREATER NEVADA CREDIT UNION
451 Eagle Station Lane
Carson City, NV 89701

THE UNDERSIGNED AFFIRMS THAT THIS DOCUMENT DOES NOT
CONTAIN A SOCIAL SECURITY NUMBER

Dated: JULY 17, 2007

James J. Rankl
JAMES J. RANKL, ESQUIRE *dh*

GRANT OF EASEMENT



GRANT OF EASEMENT

FOR AND IN CONSIDERATION OF the valuable consideration, the receipt and sufficiency of which is acknowledged, Greater Nevada Credit Union, a not for profit Nevada Corporation, hereinafter referred to as "Grantor," hereby grants, conveys and transfers to Lekumberry, LLC, a Nevada limited liability company, its successors and assigns, hereafter referred to as "Grantee," a non-exclusive, non-public, permanent 25 foot wide easement for ingress and egress across and through the real property of Grantor, situated at 1545 U.S. Highway 395, Gardnerville, Nevada, Assessor's Parcel Number (APN) 1320-32-613-001 AND 1320-32-601-004, and more particularly described in Exhibit A attached hereto and incorporated herein.

The sole and exclusive purpose of the easement is for use as a roadway for ingress and egress to and from the property owned by Grantee specifically described in Exhibit B attached hereto and incorporated herein, and U.S. Highway 395 or, alternatively as a secondary emergency vehicle access to the real property owned by Lekumberry, more specifically described in Exhibit C attached hereto and incorporated herein (hereinafter the "Larger Parcel"). Except as stated herein, the easement shall not be used for any other purpose.

In no event shall the New Easement be used concurrently as a driveway to the Lekumberry Property and as an emergency vehicle access to the Larger Parcel. The New Easement shall only be used for ingress and egress to the Lekumberry Property or as a secondary emergency vehicle access to The Larger Parcel, but not both.

The New Easement shall be maintained by GNCU save and except for any damage caused by or resulting from the owners, guests, invitees, heirs and assigns of the Lekumberry Property.

GNCU, its heirs and assigns, shall have the sole and exclusive right to limit, restrict and control access to the New Easement by constructing, placing and maintaining a lockable gate across the New Easement. The gate shall be locked at all times to prevent unauthorized use of the easement by the general public and/or others. Said gate shall be electrically operated with a self-closing mechanism and operated by a keyed control box and remote controls. NGCU shall provide to Lekumberry two (2) remote controls and a key to operate the gate. The gate shall be maintained by GNCU, its heirs and/or assigns, save and except for any damage caused by or resulting from the owners, guests, invitees, heirs and assigns of the Lekumberry Property. In the event the New Easement is used as an emergency vehicle access for the Larger Parcel, Lekumberry shall surrender the remote controls and key(s) and only municipal, county and state public safety departments shall have the ability to operate the gate.

The easement conveyed herein is for the benefit of the owners, successors and assignees of Grantee's property described in Exhibit B attached hereto and incorporated herein, and is appurtenant thereto.



Exhibit "A"
Residential Access Easement

That portion of Parcel 1 and Parcel 2 as described in the Deed recorded on September 5, 1991, in Book 991 at Page 478 as Document No. 259600, Official Records of Douglas County, located in Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the northwesterly corner of Lot 1, Block A, as set forth on the Map of the Meneley Addition to the Town of Gardnerville, filed for record in the Office of the Recorder of Douglas County, State of Nevada, June 9, 1947, in Book 1 of Maps, said corner being on the northeasterly right-of-way of Nevada State Highway Route 3 (U.S. 395); thence along the southwesterly arc of said Lot 1 from which a radial line bears South 57°19'34" West, curving to the left, having a radius of 960.00 feet, through a central angle of 01°36'00", an arc length of 26.81 feet to the **Point of Beginning**; thence North 54°17'30" East 103.84 feet; thence North 70°31'00" East 41.52 feet to the northeasterly line of said Parcel 2; thence along said northeasterly line of Parcel 2, South 31°29'00" East 3.07 feet to the easterly corner of said Parcel 2; thence along the southeasterly line of said Parcel 2, South 70°31'00" West 6.40 feet to the northeasterly corner said Lot 1; thence along the northeasterly line of said Lot 1, South 44°54'00" East 24.36 feet; thence South 70°31'00" West 42.65 feet; thence South 54°17'30" West 100.57 feet to said southwesterly arc of Lot 1; thence along said arc of Lot 1 from which a radial line bears South 54°14'02" West, curving to the right, having a radius of 960.00 feet, through a central angle of 01°29'32", an arc length of 25.00 feet to the **Point of Beginning**.

containing 3,539 square feet, more or less.

This real property description has been prepared by me or under my direction, in conformance with the Nevada Revised Statutes.



Jon Scarpa, PLS 8898

Date 7-10-07



EXHIBIT "B"

LEGAL DESCRIPTION

ESCROW NO.: 070100633

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

PARCEL 1:

All that certain piece of land located in a portion of the Northeast 1/4 of Section 32, Township 13 North, Range 20 East, M.D.B. & M., in the County of Douglas, State of Nevada, particularly described by metes and bounds as follows, to wit:

Beginning at a point which is the northeast boundary corner of the Meneley Tract addition to the Town of Gardnerville, as made of record and filed in the Douglas County Recorders Office, said point of beginning being further described as bearing N. 62°30'45" W. a distance of 2187.66 feet from the east one-quarter corner of Section 32, T. 13 N., R. 20 E., M.D.B. & M.; thence S. 58°31' W. along the northerly boundary of the Meneley Tract a distance of 51.47 feet to a point; thence N. 31°29' W. along a fence line a distance of 408.17 feet to a point; thence N. 58°31' E., a distance of 150.00 feet to a point, which point is the southeast corner of the Carson Nu Gas property; thence S. 31°29' E. along a fence line a distance of 273.87 feet to a fence corner; thence N. 58°31' E. a distance of 30.00 feet to a 1/2" iron pipe; thence S. 31°29' E. a distance of 70.60 feet to a point at a fence corner; thence S. 8°24' W. a distance of 174.39 feet to a point; thence N. 44°52' W. a distance of 72.10 feet to the point of beginning.

Parcel 1 being a portion of lands deeded to Louis F. Neddenriep and Martha Neddenriep, his wife by deeds recorded in Official Records, Book 41 at page 327 and Book 173 at page 30 in the Douglas County, Nevada, Recorder's Office.

APN 1320-32-601-005

PARCEL 2:

All that certain piece or parcel of land located in a portion of the NW 1/4 of the NE 1/4 of Section 32, T. 13 N., R. 20 E., M.D.B. & M., in the County of Douglas, State of Nevada, and more particularly described by metes and bounds as follows, to wit;

Continued on next page.



ESCROW NO.: 070100633

Beginning at a 1/2" inch iron pipe set at the southwesterly corner of the parcel, which point is the southeasterly corner of the Standard Oil Company property, said point of beginning being further described as bearing N. 54°24'50" W., a distance of 2641.50 feet from the east one-quarter corner of Section 32, T. 13 N., R. 20 E.; thence N. 31°29' W. along the easterly side of said Standard Oil Company property a distance of 259.81 feet to a 1/2" iron pipe set at the north-westerly corner of the parcel, on the south side of the so-called Zerolene Road; thence N. 89°36' E. along the south side of said road a distance of 35.00 feet to a 3/4" iron pipe set at the northeasterly corner of the parcel; thence S. 31°29' E., a distance of 241.70 feet to a 1/2" iron pipe set at the southeasterly corner of the parcel; thence S. 58°31' W. a distance of 30.00 feet to the point of beginning.

APN 1320-32-501-011

PARCEL 3:

An easement and right of way for ingress and egress to Zerolene Road over and across a strip of land 30.00 feet in width as granted to Louis F. Neddentriep and Martha Neddentriep, his wife, in Deed filed in Book 41 of Official Records at page 327 in the Douglas County, Nevada, Recorder's Office, and more particularly described by metes and bounds as follows, to wit:

Beginning at a 1/2" iron pipe set at the northwesterly corner of the parcel, which point is the southeasterly corner of the Standard Oil Company property, said point of beginning being further described as bearing N. 54°24'50" W. a distance of 2641.50 feet from the east one-quarter corner of Section 32, T. 13 N., R. 20 E.; thence N. 58°31' E. a distance of 30.00 feet to a 1/2" iron pipe; thence S. 31°29' E. a distance of 423.87 feet to a 1/2" iron pipe set at the southeasterly corner of the parcel; thence S. 58°31' W. a distance of 30.00 feet to a fence corner at the southwesterly corner of the parcel; thence N. 31°29' W. a distance of 423.87 feet to the point of beginning.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 9, 1973, BOOK 873, PAGE 248, AS FILE NO. 68013, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."



ESCROW NO.: 070100633

PARCEL 4:

Together with an easement for road way purpose described as follows:

The Northwesterly 20 Feet of the Southeasterly 32 Feet of Lot 1, Block A, as measured along the Southwesterly and Northeasterly lines of said Lot 1, for a distance of 148.59 feet, as set forth on the Map of Maneley Addition to the Town of Gardnerville filed for record in the office of the Recorder of Douglas County, State of Nevada, June 9, 1947, in Book 1 of Maps.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 23, 1979, BOOK 879, PAGE 1784, AS FILE NO. 35919, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

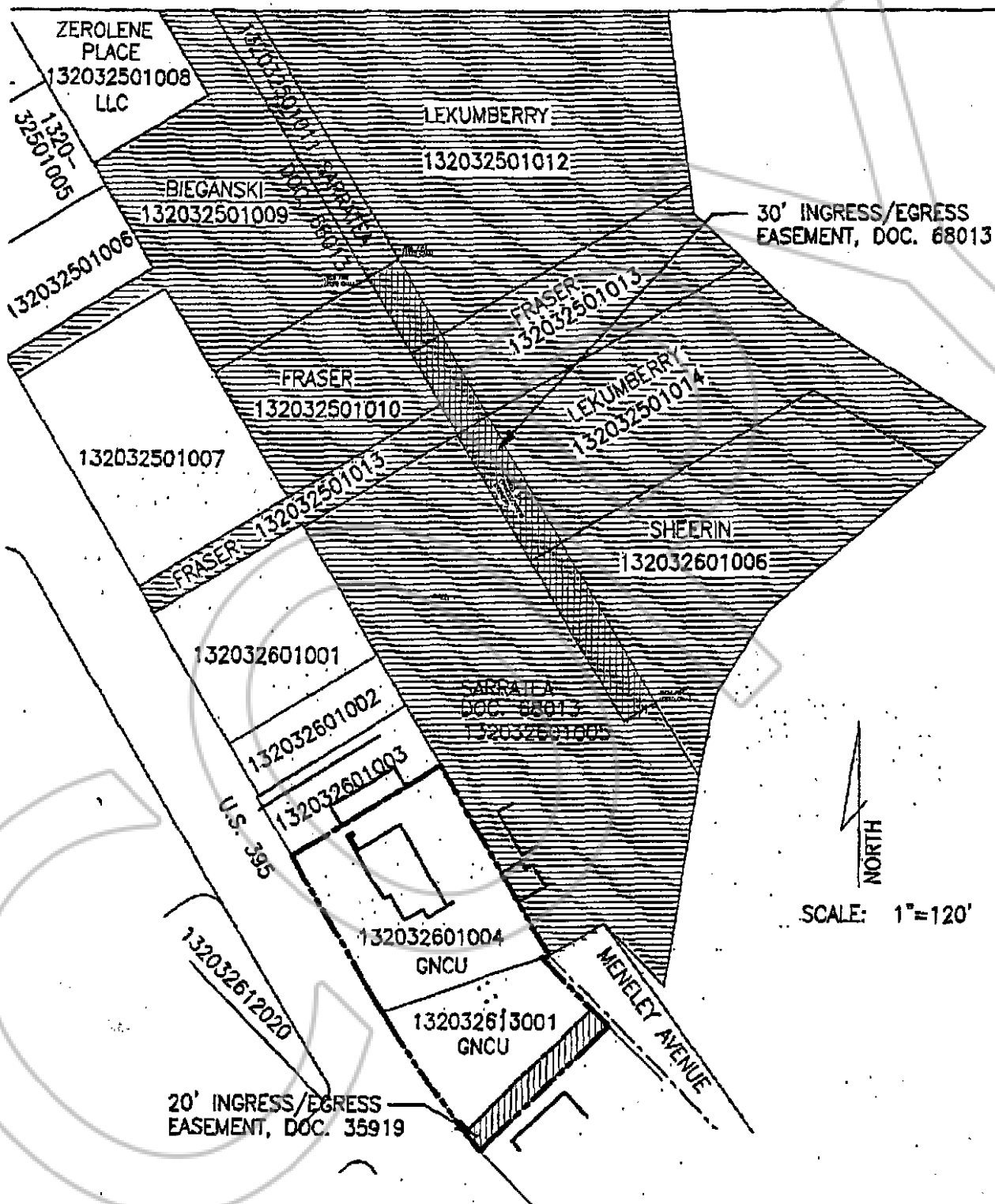
"Together with all water rights, surface or ground, permitted, certificated, adjudicated, or vested, as well as all seeps, springs, and other rights to water, of any nature whatsoever, appurtenant to or historically used on the property."

This legal description was previously recorded May 31, 2007, in Book 0507 at Page 10099 as Document No. 0702104 in the Official Records of Douglas County.



EXHIBIT "C"

ZEROLENE ROAD



Larger Parcel (Shaded) Assessor's Parcel Numbers: 1320-3260-1005, 1320-3260-1006, 1320-3250-1009, 1320-3250-1010, 1320-3250-1011, 1320-3250-1012, 1320-3250-1013, 1320-3250-1014.