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07/27/2007 10:55 AM Deputy: DW  
**OFFICIAL RECORD**  
Requested By:  
ALLING & JILLSON LTD

APNs: 1418-15-701-006  
1418-15-701-007  
1418-15-701-008  
1418-15-701-010  
1418-15-701-009

Douglas County - NV  
Werner Christen - Recorder  
Page: 1 Of 10 Fee: 48.00  
BK-0707 PG-10094 RPTT: 0.00



RECORDING REQUESTED BY  
JOAN C. WRIGHT, ESQ.

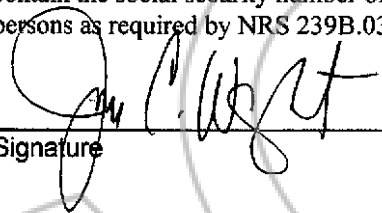
WHEN RECORDED MAIL TO

JOAN C. WRIGHT, ESQ.  
ALLISON, MacKENZIE, PAVLAKIS,  
WRIGHT & FAGAN, LTD.  
402 North Division Street  
P.O. Box 646  
Carson City, NV 89702

SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

The party executing this document hereby affirms  
that this document submitted for recording does  
not contain the social security number of any  
person or persons pursuant to NRS 239B.030

The party executing this document hereby affirms  
that this document submitted for recording does  
contain the social security number of a person or  
persons as required by NRS 239B.030(2).

  
\_\_\_\_\_  
Signature

TITLE OF DOCUMENT

\_\_\_\_\_  
GRANT OF EASEMENT  
\_\_\_\_\_

APNs: 1418-15-701-006;  
1418-15-701-007;  
1418-15-701-008;  
1418-15-701-010; and,  
1418-15-701-009

When Recorded, Mail to the Grantees  
as follows:

JOAN C. WRIGHT, ESQ.  
Allison, MacKenzie, et al.  
Post Office Box 646  
Carson City, NV 89702

The party executing this document hereby affirms  
that this document submitted for recording does  
not contain the social security number of any  
person or persons pursuant to NRS 239B.030

GRANT OF EASEMENT

THIS INDENTURE is made effective as of this 23 day of July,  
2007, by TAHOE ESTATES, LLC, a Delaware limited liability company (hereinafter referred  
to as "GRANTOR") for the benefit of MARK R. SWEETLAND, RUTH S. REED (formerly  
known as Ruth Sweetland), ERNEST JOHN SWEETLAND (also known as Ernest John  
Sweetland III), and PETER SWEETLAND, individually, and MARK R. SWEETLAND and  
RUTH S. REED, as Co-Trustees of the JACK SWEETLAND TESTAMENTARY TRUST, as  
their interests may appear (hereinafter referred to collectively as "GRANTEES");

WITNESSETH:

WHEREAS, GRANTEES Mark R. Sweetland and Ruth S. Reed filed a Third  
Party Complaint on March 15, 2004 in the Ninth Judicial District Court of the State of Nevada,  
Case No. 02-CV-0080, asserting against GRANTOR'S predecessor-in-title Sweetland Realty  
Company ("SRC") easement rights for an access road providing ingress and egress to the property  
described in Exhibit "B" over and across a portion of GRANTOR'S Exhibit "A" property, which  
rights had been in existence since 1954, and which access road as configured since 1968 is more  
particularly described in Exhibit "C" and shown on Exhibit "D," and which Exhibits "A," "B,"  
"C" and "D" are attached hereto and incorporated herein by this reference.

WHEREAS, SRC admitted the existence of the asserted easement rights for that  
access road in its May 26, 2004 Answer to the above-referenced Third Party Complaint.

WHEREAS, consistent with the above-described assertion and admission, SRC and GRANTEES Mark R. Sweetland and Ruth S. Reed entered a stipulation in Case No. 02-CV-0080 providing for recordation of a document confirming the easement rights for such access road.

WHEREAS, GRANTOR acquired title to the property described on Exhibit A from SRC by deed recorded on October 13, 2006, and on that date the property was subject to a Lis Pendens disclosing the pendency of Case No. 02-CV-0080 that had been recorded by GRANTEES Mark R. Sweetland and Ruth S. Reed on March 19, 2004 in Book 304 at Page 9756 as Instrument No. 607757 of Douglas County Official Records (the "Lis Pendens").

WHEREAS, GRANTOR, as successor-in-title to SRC, and the GRANTEES now desire to record the easement document contemplated by the stipulation entered in Case No. 02-CV-0080 and provide for release of the Lis Pendens.

NOW, THEREFORE, in consideration of the above-referenced recitals, release of the Lis Pendens, and for other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR agrees as follows:

1. GRANTOR hereby grants, bargains and conveys unto the GRANTEES, and to their respective heirs, successors and assigns, a non-exclusive easement twelve (12) feet wide, being six (6) feet on either side of the centerline described in Exhibit "C" (the "Easement Area") for an access road for ingress and egress to GRANTEES' property more particularly described in Exhibit "B;" provided that the width of the Easement Area in the northerly twenty (20) feet of GRANTOR's Exhibit A property shall be increased to include all of the "Joint Access Area" shown by cross-hatching on page 3 of Exhibit "D." The Easement Area is more particularly described in Exhibit "C" and is shown in Exhibit "D."
2. The Easement Area may be relocated upon mutual consent of the GRANTOR and the GRANTEES in a writing recorded with the Douglas County Recorder, provided that any such consent may be granted or withheld in each party's sole and unfettered discretion.
3. GRANTOR, at its sole cost and expense, shall maintain the Joint Access Area, and may elect from time-to-time to improve the Joint Access Area and to maintain or improve other portions of the Easement Area; provided that the GRANTEES shall pay an equitable share of any reasonable maintenance costs incurred as a result of any excessive or unreasonable wear and tear or casualty damage arising from use of the Easement Area by the owners of the Exhibit "B" property or by any employee, agent, contractor, tenant or invitee of any such owner.
4. The GRANTEES, at their sole cost and expense, shall maintain all





EXHIBIT "A"

TAHOE ESTATES, LLC

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

Lot C Parcel 1, and Lot D Parcel 1, and the North 1/2 of Lot B, as  
shown on the Map of Survey for Nellie R. Sweetland filed for  
record on December 6, 1955, Document No. 11104.

APNs: 1418-15-701-006; 1418-15-701-007; 1418-15-701-008

EXHIBIT "B"

JACK SWEETLAND PROPERTY

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

Lot A and the South 1/2 of Lot B, as shown on the Map of Survey  
for Nellie R. Sweetland filed for record on December 6, 1955,  
Document No. 11104.

APNs: 1418-15-701-010; 1418-15-701-009

EXHIBIT "C"

12' Driveway Easement

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

Lot C Parcel 1, and Lot D Parcel 1, and the North 1/2 of Lot B, as shown on the Map of Survey for Nellie R. Sweetland filed for record on December 6, 1955, Document No. 11104, more particularly described as follows:

Beginning at a point on the North line of said Lot D Parcel 1 which bears North 89°38'50" West 36.00 feet from the Northeast corner of said Lot D, said point being on the centerline of this easement description;

thence along the centerline South 25°00'00" East 33.00 feet; thence South 10°30'00" East 24.00 feet; thence South 02°30'00" West 36.00 feet; thence South 19°00'00" West 35.00 feet; thence South 25°30'00" West 130.00 feet; thence South 35°30'00" West 9.85 feet to a point on the Southerly line of the North 1/2 of said Lot B.

The side lines of this easement are to be lengthened or shortened to meet the grantors property lines.

The Basis of Bearing for this description is the above referenced Map of Survey.



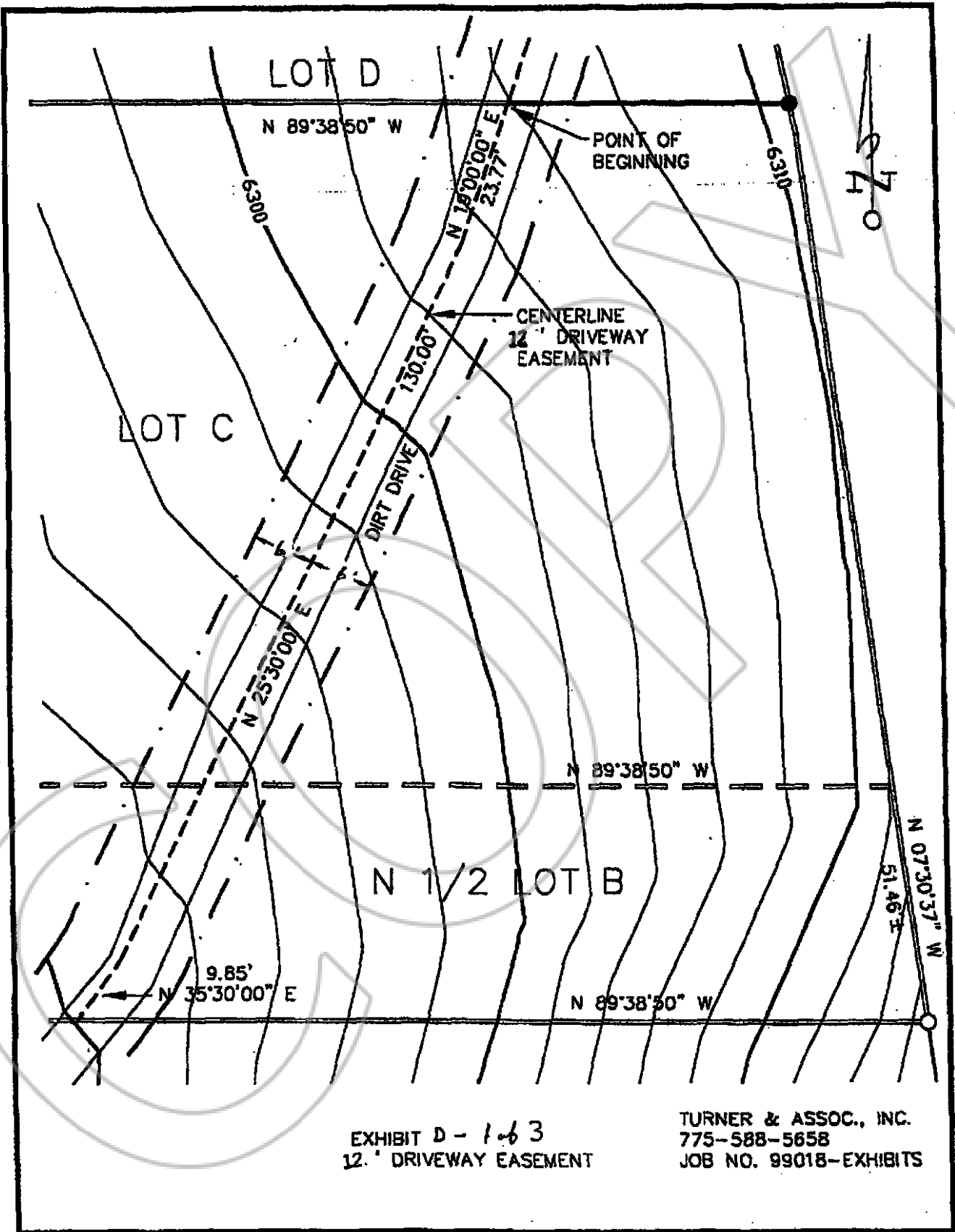


EXHIBIT D - 1 of 3  
 12' DRIVEWAY EASEMENT

TURNER & ASSOC., INC.  
 775-588-5658  
 JOB NO. 99018-EXHIBITS



