

OFFICIAL RECORD
Requested By:
INCLINE PARTNERS LLC

RECORDING REQUESTED BY)
& WHEN RECORDED MAIL TO:)
c/o Incline Partners, L.L.C.)
P.O. Box 2146)
Granite Bay, CA 95746)

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 4 Fee: 17.00
BK-0807 PG-02195 RPTT: 0.00



Space above for Recorder's Use

**GRANT OF EASEMENT
UTILITIES**

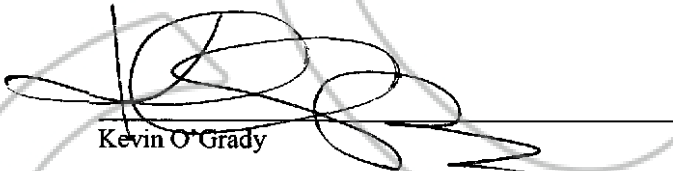
THE GRANTOR, Kevin O'Grady, hereinafter referred to as GRANTOR, owns that certain real property situated in the County of Douglas, State of California, as described on Exhibit A (the "Property"), attached hereto and incorporated herein by reference. GRANTOR hereby grants to Incline Partners, LLC, a Nevada limited liability company, and Verizon or its affiliates, hereinafter collectively referred to as GRANTEE, its successors and assigns, an easement and right of way for the purposes of non-exclusive right to install and maintain underground or overhead utility wires, poles, cables, conduits and pipes, for electrical, telephone or other communications uses on, over, in, under, across and along a portion of the Property, described as follows:

See Exhibit B attached hereto.

This Grant of Easement shall expire upon the expiration or earlier termination of any lease, easement or other agreement authorizing Grantee use of that portion of the Property described on Exhibit B as the "lease area" for the purpose of installing and maintaining a communications site.

IN WITNESS WHEREOF, said Grantor has executed this Instrument this ___ day of August, 2007.

SIGNATURE OF GRANTOR


Kevin O'Grady

ALL PURPOSE ACKNOWLEDGEMENT

State of Nevada

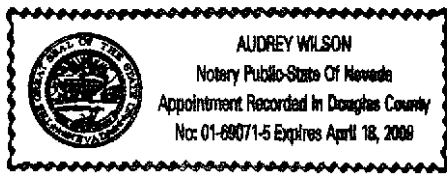
County of Douglas

On August 3, 2007
Date

before me, Audrey Wilson Notary
Name & Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared Kevin O'Grady
Name(s) of Signer(s)

personally known to me -OR-



proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Audrey Wilson
Signature of Notary Public

ALL PURPOSE ACKNOWLEDGEMENT

State of _____

County of _____

On _____
Date

before me, _____
Name & Title of Officer (e.g. "Jane Doe, Notary Public")

personally appeared _____
Name(s) of Signer(s)

personally known to me -OR-

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature of Notary Public

EXHIBIT A TO THE GRANT OF EASEMENT

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

The Property of which the Easement is a part is legally described as follows:

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

PARCEL F, AS SHOWN ON THE RECORD OF SURVEY FOR STODDARD JACOBSEN RECORDED IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, ON NOVEMBER 25, 1966, AS DOCUMENT NO. 34665.

Assessor's Parcel Number: 1121-09-000-012

A parcel of land located in the SW 1/4 of the NE 1/4 and the NW 1/4 of the SE 1/4 of Section 9, Township 11 North, Range 21 East, M.D.B.&M., Douglas County, Nevada, more particularly described as follows: Commencing at the found 1/16 corner, a scribed hardwood post in a mound of rocks, which is the Southeast corner of the SW 1/4 of the NE 1/4 of said Section 9, and is the True Point of Beginning, being located on the East side of this parcel; proceed thence North 350.01 feet to the Northeast corner of the parcel; thence South 74°00' West 547.29 feet to a point on the Easterly 75 foot right-of-way line of Nevada State Highway, U.S. Route 395; thence Southeasterly along said right-of-way line around a curve to the left having a radius of 3,725 feet, a central angle of 7° and a length of 455.10 feet to a point marked by a concrete right-of-way monument; thence continuing along said right-of-way line South 37°06' East 440.55 feet to the most Southerly corner of the parcel; thence North 0°19'14" East 549.32 feet to the Point of Beginning, as the same is shown on that certain Record of Survey recorded in the office of the County Recorder of Douglas County, Nevada, on November 25, 1966 as File No. 34665.

The above described land is also designated as Parcel G as shown on the Record of Survey for Stoddard Jacobsen, filed in the office of the Douglas County Recorder on November 25, 1966, File No. 34655. The above metes and bounds description appeared previously in that certain document recorded November 8, 1993 in Book 1193, page 1293 as Document No. 322085 of Official Records.
Assessor's Parcel Number: 1121-09-000-013



EXHIBIT B TO THE GRANT OF EASEMENT

LEGAL DESCRIPTION OF UTILITIES EASEMENT

An easement for utility purposes ten feet in width, the centerline of which is described as follows: Beginning at a point on the Northerly boundary of the above described lease area which bears South 72°00'06" West 6.00 feet from the Northeast corner thereof; thence from said point of beginning North 12°38'20" West 207.5 feet more or less to an existing utility service pole and as necessary for utility service to the above described lease area.

For purposes of the above legal description, reference to "the above described lease area" shall mean:

All that certain lease area being a portion Parcel G as shown on the Record of Survey, filed as Document No. 34655 in the County of Douglas, State of Nevada, being more particularly described as follows: Commencing at the Northeast corner of the aforementioned Parcel G; thence along the East line of said parcel South 15.39 feet; thence leaving said East line West 15.00 feet to the True Point of Beginning; thence from said point of beginning South 0°00'00" West 74.00 feet; thence North 75°39'53" West 46.06 feet; thence North 57°18'51" West 47.25 feet; thence North 32°41'09" East 14.50; thence North 72°00'00" East 80.50 feet to the point of beginning.

