

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 5 Fee: 18.00  
BK-0807 PG-02199 RPTT: 0.00



Space above for Recorder's Use

**GRANT OF EASEMENT  
ACCESS**

**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, hereinafter referred to as **GRANTEE**, its successors and assigns, an easement and right of way for the purposes of non-exclusive ingress and egress, seven (7) days a week, twenty-four (24) hours a day, on foot or motor vehicle, including trucks, 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

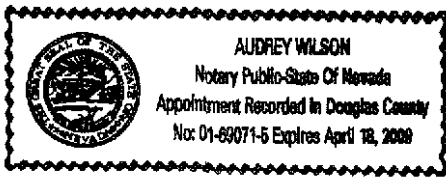
County of Douglas

On August 3, 2007  
Date

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

personally appeared Kevin OGrady  
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 ACCESS EASEMENT**

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; thence South 72°00'00" West 80.50 to the True Point of Beginning; said point being the corner of the above described lease area thence from said point of beginning along the boundary of said lease area North 72°00'00" East, a distance of 4.95'; thence leaving said lease area boundary North 87°26'16" West, a distance of 3.66' to the point of curvature of a tangent curve, concave to the northeast, having a radius of 15.00' and a central angle of 93°27'49"; thence West along said curve, a distance of 24.47'; thence North 6°01'32" East, a distance of 6.79'; thence North 83°58'28" West, a distance of 15.00'; thence South 6°01'32" West, a distance of 9.52' to the point of curvature of a tangent curve, concave to the northwest, having a radius of 15.00' and a central angle of 86°32'11"; thence South along said curve, a distance of 22.66'; thence North 87°26'16" West, a distance of 47.70' to the point of curvature of a tangent curve, concave to the northeast, having a radius of 42.50' and a central angle of 64°09'48"; thence West along said curve, a distance of 47.59' to the point of curvature of a compound curve, concave to the east, having a radius of 182.50' a central angle of 48°13'05", and a chord of 149.09' bearing South 0°50'04" West; thence Northwest along said curve, a distance of 153.59'; thence North 24°56'37" East, a distance of 88.33' to the point of curvature of a tangent curve, concave to the southeast, having a radius of 92.50' and a central angle of 35°15'49"; thence Northeast along said curve, a distance of 56.93'; thence North 60°12'26" East, a distance of 14.67' to the point of curvature of a tangent curve, concave to the northwest, having a radius of 107.50' and a central angle of 19°45'47"; thence Northeast along said curve, a distance of 37.08'; thence North 40°26'39" East, a distance of 6.66' to the point of curvature of a tangent curve, concave to the southwest, having a radius of 27.50' and a central angle of 166°15'29"; thence Northeast along said curve, a distance of 79.80'; thence South 54°11'09" West 4.67 feet; thence along a curve concave to the north, having a radius of 292.50', a central angle of 32°32'14", and a chord of 163.88' bearing North 70°27'16" East; thence South 86°43'23" West, a distance of 45.92' to the point of curvature of a tangent curve, concave to the southeast, having a radius of 107.50' and a central angle of 45°01'53"; thence West along said curve, a distance of 84.49'; thence South 41°41'30" West, a distance of 70.92' to the point of curvature of a tangent curve, concave to the north, having a radius of 52.50' and a central angle of 128°30'14"; thence Southwest along said curve, a distance of 117.75'; thence North 9°48'16" West, a distance of 16.26' to the point of curvature of a tangent curve, concave to the west, having a radius of 57.50' and a central angle of 15°44'40"; thence North along said curve, a distance of 15.80'; thence North 25°32'56" West, a distance of 91.34' to the point of curvature of a tangent curve, concave to the southwest, having a radius of 157.50' and a central angle of 71°33'21"; thence Northwest along said curve, a distance of 196.70'; thence South 82°53'43" West, a distance of 34.39' more or less to a point on the Easterly right of way of State Highway 395; thence along said right of way South 20°19'35" East, a distance of 15.41'; thence leaving said right of way North 82°53'43" East, a distance of 30.86' to the point of curvature of a tangent curve, concave to the southwest, having a radius of 142.50' and a central angle of 71°33'21"; thence East along said curve, a distance of 177.97'; thence South 25°32'56" East, a distance of 91.34' to the point of curvature of a tangent curve, concave to the west, having a radius



of 42.50' and a central angle of 15°44'40"; thence Southeast along said curve, a distance of 11.68'; thence South 9°48'16" East, a distance of 16.26' to the point of curvature of a tangent curve, concave to the north, having a radius of 67.50' and a central angle of 128°30'14"; thence South along said curve, a distance of 151.39'; thence North 41°41'30" East, a distance of 70.92' to the point of curvature of a tangent curve, concave to the southeast, having a radius of 92.50' and a central angle of 45°01'53"; thence Northeast along said curve, a distance of 72.70'; thence North 86°43'23" East, a distance of 45.92' to the point of curvature of a tangent curve, concave to the north, having a radius of 307.50' and a central angle of 32°32'14"; thence East along said curve, a distance of 174.62'; thence North 54°11'09" East, a distance of 4.67' to the point of curvature of a tangent curve, concave to the southwest, having a radius of 12.50' and a central angle of 166°15'29"; thence Northeast along said curve, a distance of 36.27'; thence South 40°26'39" West, a distance of 6.66' to the point of curvature of a tangent curve, concave to the northwest, having a radius of 92.50' and a central angle of 19°45'47"; thence Southwest along said curve, a distance of 31.91'; thence South 60°12'26" West, a distance of 14.67' to the point of curvature of a tangent curve, concave to the southeast, having a radius of 107.50' and a central angle of 35°15'49"; thence Southwest along said curve, a distance of 66.16'; thence South 24°56'37" West, a distance of 88.33' to the point of curvature of a tangent curve, concave to the east, having a radius of 197.50' and a central angle of 48°13'05"; thence Southwest along said curve, a distance of 166.21' to the point of curvature of a compound curve, concave to the northeast, having a radius of 57.50' a central angle of 64°09'48", and a chord of 61.08' bearing South 55°21'23" East; thence Southeast along said curve, a distance of 64.39'; thence South 87°26'16" East, a distance of 85.77' to a point on the Southerly boundary of the above described lease area; thence along said lease area boundary the following two courses, (1) North 57°18'51" West, a distance of 1.43'; (2) North 32°41'09" East, a distance of 14.50' to the point of beginning.

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.

