

OFFICIAL RECORD

Requested By:
KINGSBURY GENERAL
IMPROVEMENT DISTRICT
Douglas County - NV
Werner Christen - Recorder

Page: 1 Of 6 Fee: 19.00
BK-0807 PG-02532 RPTT: 0.00



APN: 1318-26-511-015

When Recorded, Mail to:

✓ Kingsbury General Improvement District
Post Office Box 2220
Stateline, NV 89449

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

PROPERTY ADDRESS: 153 Chimney Rock Road, Stateline, NV 89449

UTILITY EASEMENT

THIS INDENTURE, made this 6 day of August, 2007, by and between PIEPHO TRUST, hereinafter referred to as "GRANTOR" and KINGSBURY GENERAL IMPROVEMENT DISTRICT, hereinafter referred to as "GRANTEE."

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF the sum of ONE THOUSAND FIFTEEN HUNDRED AND EIGHTY-FOUR DOLLARS (\$1584.00), check paid, the receipt of which is hereby acknowledged, and the reconstruction of the paved driveway improvements and other good and valuable consideration, the GRANTOR has this day bargained and sold, and by these presents does bargain and sell, transfer, and deliver unto the GRANTEE, a perpetual non-exclusive easement and right-of-way, as set forth in Exhibit "A" attached hereto and incorporated herein, to construct, maintain, repair, replace, and rebuild underground pipelines, drains and/or mains and other appurtenances for the purpose of

conveying water or sewer over, across, through and under the lands described, together with the right of ingress and egress, also together with the right to excavate and level ditches and/or trenches for the location of said pipelines, drains, and/or mains; and the further right to remove trees, bushes, undergrowth and any other obstructions, natural or constructed, interfering with the location, construction, and maintenance of said pipelines, drains, and/or mains, provided the GRANTEE has the obligation to return said site to its natural grade reasonably comparable with the surrounding site.

GRANTOR covenants that no improvements shall be placed or erected on the subject easement without prior written approval by the GRANTEE.

THE LAND AFFECTED by the grant of this easement and right-of-way is located in the County of Douglas, State of Nevada, and is more particularly described in the attached Exhibit "A."

TOGETHER WITH a temporary construction easement, as set forth in Exhibit "B" attached hereto and incorporated herein, for the purpose of the initial construction of improvements within the Exhibit "A" easement, until October 15, 2007.

TO HAVE AND TO HOLD said easement and right-of-way unto the GRANTEE and unto its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed these presents the day and year first above written.

"GRANTOR"

By: *Gordon E. Piepho*
Name/Title: Gordon E Piepho, Trustee

By: *Marie A Piepho*
Name/Title: Marie A Piepho, Trustee

KINGSBURY GENERAL IMPROVEMENT DISTRICT

"GRANTEE"

By: Michelle Runtzel
Name/Title: Michelle Runtzel, Business: Contracts mgr.

STATE OF NEVADA)
COUNTY OF Douglas) ss:

On August 6, 2007, before me, personally appeared Gordon E. Piepho, personally known to me or proven 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Michelle Runtzel
Notary Public

STATE OF NEVADA)
COUNTY OF Douglas) ss:

On August 6, 2007, before me, personally appeared Marie A. Piepho, personally known to me or proven 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Michelle Runtzel
Notary Public

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

On August 6, 2007, before me, personally appeared Michelle Runtzel, personally known to me or proven 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 entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Charlena Manchester
Notary Public

EXHIBIT A

Waterline Easement

Legal Description

APN 1318-26-511-015

Piepho Trust

The following describes a Waterline Easement, fifteen (15) feet in width, situate within a portion of the northeast 1/4 of Section 26, T13N, R18E, MDM, County of Douglas, State of Nevada, lying fifteen (15) feet northerly and contiguous with the following described line:

BEGINNING at the southwest corner of Lot 68 as shown on that certain "First Addition to Kingsbury Meadows Subdivision", recorded on July 17, 1957, as Document No. 12441, Records of Douglas County, Nevada;

Thence along the southerly line of said Lot 68, S 77°09'08" E, 135.00 feet to the southeast corner of said Lot 68 and the Point of Terminus for this description.

Containing an area of 2,025 square feet of land, more or less.

TOGETHER WITH a Temporary Construction Easement, twenty-five (25) feet in width, situate within a portion of the northeast 1/4 of Section 26, T13N, R18E, MDM, County of Douglas, State of Nevada, lying twenty-five (25) feet northerly and contiguous with the following described line:

BEGINNING at the southwest corner of Lot 68 as shown on that certain "First Addition to Kingsbury Meadows Subdivision", recorded on July 17, 1957, as Document No. 12441, Records of Douglas County, Nevada;

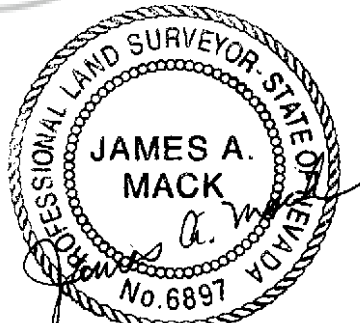
Thence along the southerly line of said Lot 68, S 77°09'08" E, 135.00 feet to the southeast corner of said Lot 68 and the Point of Terminus for this description.

Containing an area of 3,375 square feet of land, more or less.

BASIS OF BEARINGS: "First Addition to Kingsbury Meadows Subdivision", recorded on July 17, 1957, as Document No. 12441, Records of Douglas County, Nevada.

Prepared by:
James A. Mack, PLS 6897
130 Vine St.
Reno, Nevada 89503
775-329-2911

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7-11-07

exp. 12-31-07

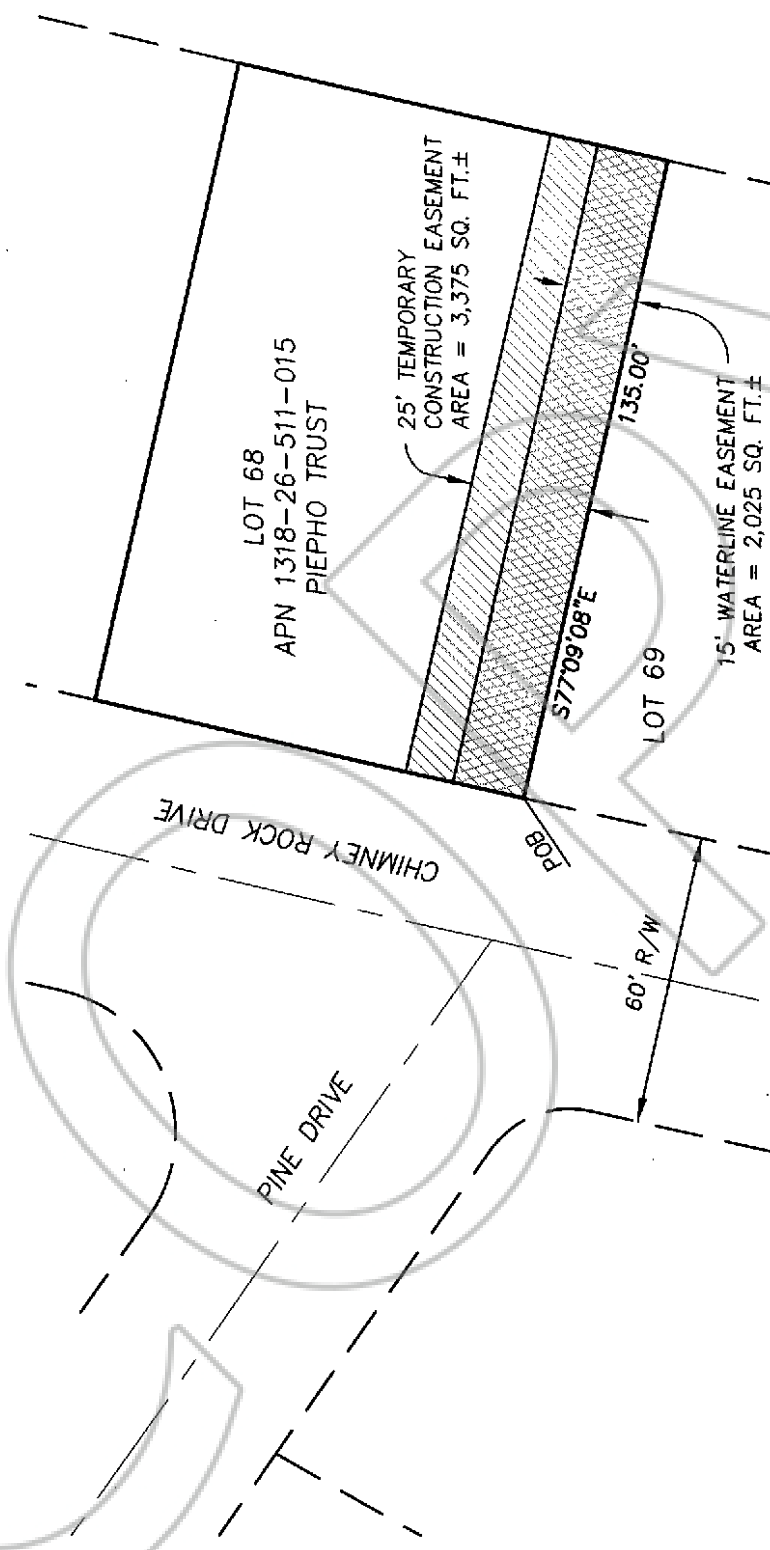


BK- 0807
PG- 2536

BASIS OF BEARINGS

"FIRST ADDITION TO KINGSBURY MEADOWS SUBDIVISION",
 RECORDED JULY 17, 1957, AS DOCUMENT No. 12441,
 RECORDS OF DOUGLAS COUNTY, NEVADA.

POR. NE 1/4 SEC. 26,
 T13N, R18E, MDM



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EXHIBIT B
 MAP TO SUPPORT LEGAL DESCRIPTION FOR A
WATERLINE AND TEMP. CONSTRUCTION EASEMENT
 DOUGLAS COUNTY NEVADA

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|-------------------|
| SCALE: 1" = 40' |
| DRAWN BY: JAM |
| DATE: 7-09-07 |
| JOB NO.: 06153.00 |

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