

RECORDING REQUESTED BY:
STEWART TITLE COMPANY

WHEN RECORDED MAIL TO:

THE TRUST FOR PUBLIC LAND
116 NEW MONTGOMERY ST., 3RD FLOOR
SAN FRANCISCO, CA 94105
ATTN: LEGAL DEPARTMENT

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

APN #s: Douglas County 1419-33-000-001 and 1419-33-
000-003

0704 1356

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 11 Fee: 24.00
BK-0907 PG- 6755 RPTT: 14742.00



(Space above for Recorder's Use Only)

WARRANTY DEED

THIS WARRANTY DEED is made this 19 day of Sept, 2007, between **EAGLE RIDGE AT GENOA, LLC**, a Nevada limited liability company ("Grantor"), and **THE TRUST FOR PUBLIC LAND**, a California nonprofit public benefit corporation ("Grantee").

WITNESSETH: That the said Grantor does by these presents grant, bargain, sell, convey, and confirm unto the said Grantee, forever, all the certain lots, pieces, or parcels of land situate, lying, and being in the County of Douglas, State of Nevada, as more particularly described in **Exhibit A**, attached hereto and made a part hereof (the "Property").

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

EXCEPTING AND RESERVING UNTO GRANTOR, its agents, employees, successors and assigns, a Water, Utility and Maintenance Easement ("Easement") for construction, installation, repair, maintenance, replacement and operation of diversion works, pipelines, valves and any appurtenant structures or facilities that may be necessary, desirable or advantageous to Grantor to use and realize the benefits of the water rights held under Claim for Vested Rights V03293, which is on file and of record in the office of the State Engineer at the Nevada Division of Water Resources, Department of Conservation and Natural Resources, and any other water rights having the same point of diversion as the current point of diversion for the water rights held under Claim for Vested Rights V03293. The location of the easement reserved by Grantor is shown on **Exhibit B**, and is more particularly described on **Exhibit C**, both of which are attached hereto and by this reference incorporated herein. Sufficiently in advance of any planned or proposed construction, Grantor shall coordinate its proposed activities with Grantee, or Grantee's successors or assigns. The express purpose of

such coordination effort shall be to minimize potential impacts to the Property from proposed construction activities. The described Water Utility and Maintenance Easement overlays an existing 40' Private Access Easement, as described in Doc. No. 631680, and a 40' Public Access, Public Utility, Ingress, Egress & Tank Utility Access Easement, as described in the document recorded at Book 605, Page 9217 and Book 605, 9224. Use of the Water Utility and Maintenance Easement reserved hereby may not materially interfere with use of these existing easements for the purposes granted. During the course of construction, operation and/or maintenance activities, as may be necessary from time to time, within the reserved easement areas Grantor shall keep the site free of debris and utilize good construction and operation practices. Upon completion of such activities, Grantor shall return and restore the land used during such operations to its original or like condition. No other ingress, egress or development access rights are expressed or implied by this reservation, except as specifically provided herein. Grantor shall hold harmless, indemnify and defend Grantee and its members, directors, officers, employees, agents and the heirs, personal representatives, successors and assigns of each of them (collectively, "Indemnified Parties") from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands or judgments, including, without limitation, reasonable attorneys' fees arising from or in any way connected with the injury to or the death of any person, or physical damage to any property, or other matters related to or occurring on or about the Easement, regardless of cause, unless due solely to the negligence of Grantee.

FURTHER EXCEPTING AND RESERVING UNTO GRANTOR all of the right, title, and interest of Grantor in and to water rights held under Claims for Vested Rights V03293, V03294, V03295, V03296, V03297 and V03299, which on file and of record in the office of the State Engineer at the Nevada Division of Water Resources, Department of Conservation and Natural Resources, and which are appurtenant to the real property described in **Exhibit A**.

SUBJECT TO:

1. Reservation contained in United States Patent No. 1140688, to Rufus W. Adams, dated September 8, 1953, recorded March 3, 1970, as Document No. 47301, Book 73, page 657, Official Records, Douglas County, Nevada.
2. Those certain easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on Record of Survey Map No. 631680, recorded December 13, 2004, in Book 1204, page 5288, Official Records, Douglas County, Nevada.
3. That certain Deed Restriction as pertains to agricultural operations, upon the terms and conditions contained therein, dated November 12, 2004, recorded December 13, 2004, as Document No. 0631681, Book 1204, pages 05289-05290, Official Records, Douglas County, Nevada.



4. That certain Deed Restriction, upon the terms and conditions contained therein, dated November 12, 2004, recorded December 13, 2004, as Document No. 0631682, Book 1204, page 05291, Official Records, Douglas County, Nevada.
5. That certain Grant of Parking and Access Easement - Future Trailhead Parking Lot, dated June 14, 2005, granted to the County of Douglas upon the terms and conditions contained therein, recorded June 21, 2005, as Document No. 0647408, Book 605, pages 9212-9216, Official Records, Douglas County, Nevada.
6. Terms and conditions as contained in that certain Grant of Public Access, Public Utility, Ingress, Egress, and Water Tank Access Easement Over Parcel A-2, dated June 13, 2005, recorded June 21, 2005, as Document No. 0647409, Book 605, pages 9217-9221, Official Records, Douglas County, Nevada.
7. That certain Deed Restriction - Open Space, dated June 13, 2005, recorded June 21, 2005, as Document No. 0647410, Book 605, pages 9222-9223, Official Records, Douglas County, Nevada.
8. Terms and conditions as contained in that certain Grant of Public Access, Public Utility, Ingress, Egress, and Water Tank Access Easement Over Parcel A-3, dated June 14, 2005, recorded June 21, 2005, as Document No. 0647411, Book 605, pages 9224-9228, Official Records, Douglas County, Nevada.
9. That certain Grant of Trail Easement - Non-Motorized, Non-Equestrian, dated June 14, 2005, by and between Eagle Ridge at Genoa, LLC, and the County of Douglas, State of Nevada, recorded June 21, 2005, as Document No. 0647412, Book 605, pages 9229-9234, Official Records, Douglas County, Nevada.
10. Easements, dedications, reservations, provisions, relinquishments, recitals, building set back lines, certificates, and any other matters as provided for or delineated on the Subdivision Map referenced in the legal description contained herein.
11. Those certain Certificates, and any other matters as provided for or delineated on the Record of Survey Map, Document No. 701479, recorded May 18, 2007, referenced in the legal description, Official Records, Douglas County, Nevada.
12. That certain Childs Canyon Irrigation and Maintenance Easement Deed, dated August 13, 2007, by and between Eagle Ridge at Genoa, LLC, a Nevada Limited Liability Company, Grantor, and The Coons Family 2006 Revocable Trust, Grantee. Said Easement Deed recorded on August 29, 2007, as Instrument No. 0708345, Book 0807, pages 8289 - 8295, Official Records, Douglas County, Nevada.



13. That certain Easement Deed, dated _____, by and between Eagle Ridge at Genoa, LLC, a Nevada Limited Liability Company, Grantor, to Douglas County, a political subdivision of the State of Nevada, Grantee, for slope easements and parking, including the right of access, use, maintenance, repair and restoration of the included areas for the purposes listed. Said Easement Deed recorded 9-27-07, as Instrument No. 910089, Book 0907, pages 6745-6754, Official Records, Douglas County, Nevada.

IN WITNESS WHEREOF, GRANTOR has executed this conveyance this _____ day of _____, 2007.

GRANTOR:

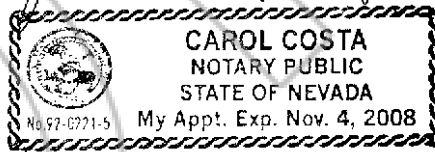
EAGLE RIDGE AT GENOA, LLC, a Nevada limited liability company

By: Gregory W Painter

Name: GREGORY W PAINTER

Title: Pres. of Eagle Ridge Painter, INC,
Managing Member of Eagle Ridge at Genoa, LLC

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)



On this 18 day of Sept 2007, before me, the undersigned, a Notary Public in and for the County of Douglas, State of Nevada, duly commissioned and sworn, personally appeared Gregory W. Painter, known to me to be the person whose name is subscribed to the within instrument, and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes herein.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

Carol Costa

Notary Public



EXHIBIT A

Mt. Diablo Meridian

T. 13 N., R. 19 E.,
Sec.4, a portion of Lot 2 of the NE $\frac{1}{4}$.

T. 14 N., R. 19 E.,
Sec. 33, NW $\frac{1}{4}$ NE $\frac{1}{4}$, S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, SW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SW $\frac{1}{4}$ SE $\frac{1}{4}$, and a portion of the SE $\frac{1}{4}$ SE $\frac{1}{4}$;
Sec. 34, a portion of the W $\frac{1}{2}$.

All of the said parcels are more particularly described as Parcels A-2 and A-3 as shown on Map of Division into Large Parcels for Eagle Ridge at Genoa LLC, recorded December 13, 2004, as Document Number 631680, Book 1204, page 5288, Official Records, Douglas County, Nevada.

EXCEPTING THEREFROM a portion of said Parcel A-2 more particularly described as follows:

Beginning at the southwest corner of Lot 15 as shown on the Final Subdivision Map for Eagle Ridge at Genoa recorded July 29, 2005, as Document Number 650856, Book 705, page 13949, Official Records, Douglas County, Nevada: thence N. 01°37'58" W., 251.80 feet; thence along a line 80 feet easterly of and parallel with the common boundary of said Parcels A-2 and A-3 the following five courses: N. 65°18'47" E., 151.79 feet; thence N. 38°42'54" E., 598.32 feet; thence N. 53°25'50" E., 87.54 feet; thence N. 46°07'31" E., 109.99 feet; thence N. 34°11'19" E., 286.18 feet; thence S. 46°51'04" E., 128.80 feet to the northerly corner of Public Facilities Lot 'A' as shown on said Final Subdivision Map for Eagle Ridge at Genoa; thence along the westerly boundary of said Public Facilities Lot 'A', and Lots 15, 16, and 17 as shown on said Final Subdivision Map for Eagle Ridge at Genoa, also being a common boundary with said Parcel A-2, the following two courses: S. 46°54'04" W., 529.28 feet; thence S. 36°51'56" W., 871.60 feet to the **POINT OF BEGINNING**.

Containing 2.68 acres, more or less;

Reference is made to Record of Survey recorded May 18, 2007, as Document No. 701479:

"In compliance with Nevada Revised Statute 111.312, the herein legal description for the exception was taken from the instrument recorded May 18, 2007, Book 507, pages 6651, 6653, 6661, and 6666, as File No. 701472, 701473, 701476 and 701477, recorded in the Official Records of Douglas County, Nevada.

Parcel A-2 containing 407.67 acres, more or less
Parcel A-3 containing 317.48 acres, more or less
Excepting from Parcel A-2 2.68 acres, more or less
Containing in aggregate 722.47 acres, more or less

LINE TABLE

LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N21°42'04"W	42.47'	L8	N08°44'46"E	56.87'
L2	N07°36'53"W	178.56'	L9	N22°07'20"W	141.45'
L3	N42°47'15"W	101.13'	L10	N42°49'42"E	89.16'
L4	N10°47'24"W	130.25'	L11	N21°51'53"E	27.97'
L5	N28°15'49"W	126.66'	L12	N09°44'15"W	27.79'
L6	N04°21'02"W	51.94'	L13	N54°59'18"W	25.37'
L7	N19°21'15"W	77.47'	L14	S64°28'37"W	26.33'

SCALE: 1" = 200'

PROPOSED 100'W X 200'L
WATER, UTILITY AND
MAINTENANCE EASEMENT
CENTERED OVER ADAMS
CANYON

END 40' PRIVATE
ACCESS EASEMENT
PER DOC. NO. 631680

SEE DETAIL
SHEET 3

A.P.N. 1419-33-000-003
ADJUSTED PARCEL A-2
EAGLE RIDGE AT
GENOA, LLC

100' "RESTRICTED USE"
AND DRAINAGE
EASEMENT PER
DOC. NO. 631680

A.P.N. 1419-33-000-001
PARCEL A-3
EAGLE RIDGE AT
GENOA, LLC

SECTION 33
SECTION 34

A.P.N. 1419-33-000-003
ADJUSTED
PARCEL A-2
EAGLE RIDGE AT
GENOA, LLC

A.P.N. 1419-34-410-013
ADJUSTED LOT 15
TIMBERLAND HOLDINGS,
LLC

PRO
UTIL
EAS
EAG
ADA
56

A.P.N. 1419-34-410-014
ADJUSTED LOT 16
LUSICH

PROPERTY
LINE

SEE SHEET 1

EXHIBIT 'B'

WATER, UTILITY AND MAINTENANCE EASEMENT
A.P.N. 1419-33-000-001 AND 1419-33-000-XXX
SECTIONS 33 AND 34, T.14N., R.19E., M.D.M.

RO Anderson

1405 EMERALDA AVENUE / POST OFFICE BOX 2229
MINDEN, NEVADA 89423
PHONE (775) 782-2322 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

REVISED 08/01/07
12/14/06

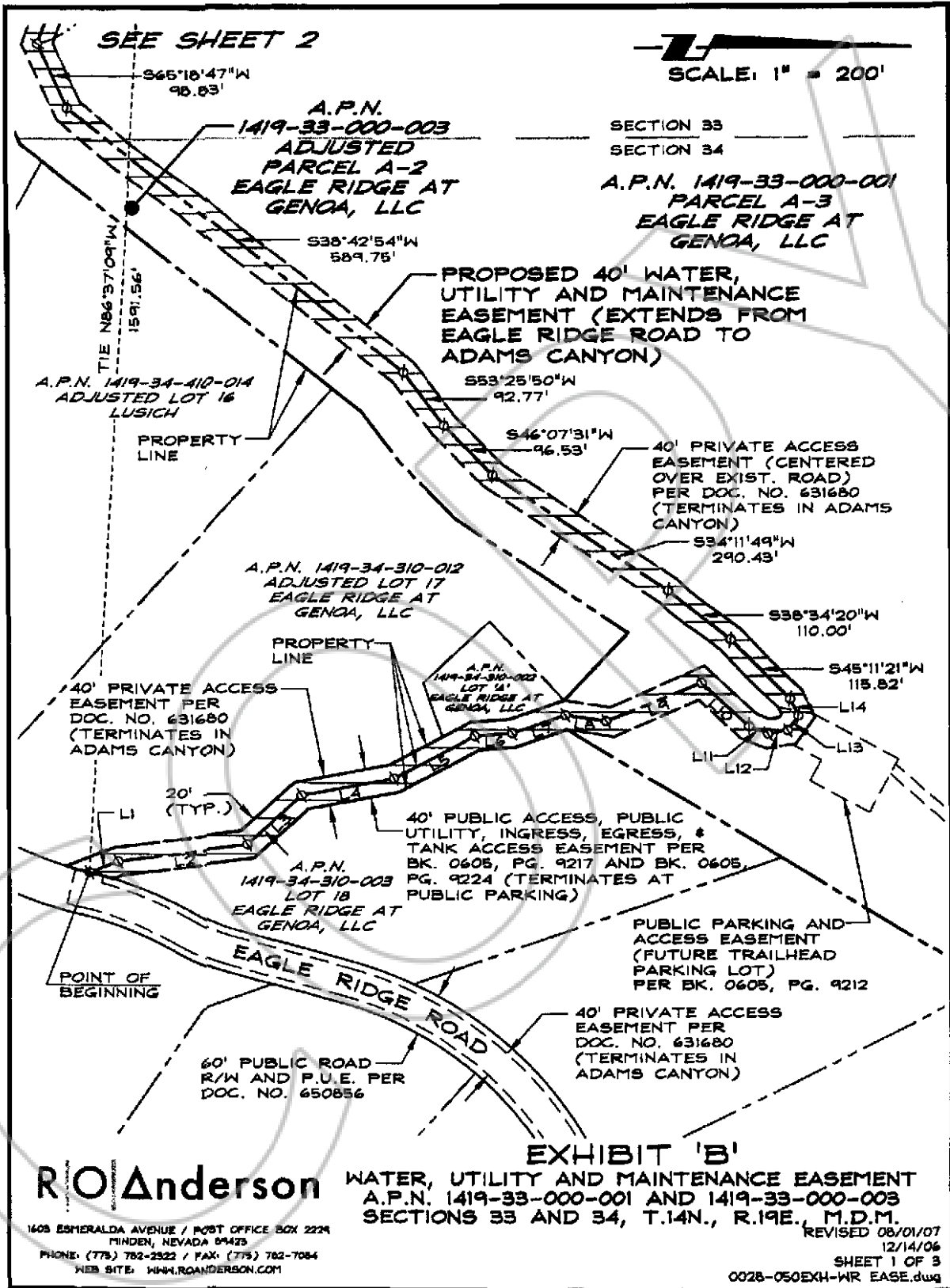
SHEET 2 OF 3
002B-050EXH-WR EASE.dwg



BK- 0907
PG- 6760

SEE SHEET 2

SCALE: 1" = 200'



RO Anderson

1608 EMERALDA AVENUE / POST OFFICE BOX 2224
MINDEN, NEVADA 89423
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EXHIBIT 'B'
WATER, UTILITY AND MAINTENANCE EASEMENT
A.P.N. 1419-33-000-001 AND 1419-33-000-003
SECTIONS 33 AND 34, T.14N., R.19E., M.D.M.

REVISED 08/01/07
12/14/06
SHEET 1 OF 3

0028-050EXH-WR EASE.dwg



BK- 0907
PG- 6761

**PROPOSED 100'W X 200'L
WATER UTILITY AND
MAINTENANCE EASEMENT
CENTERED OVER ADAMS
CANYON**

END 40' PRIVATE
ACCESS EASEMENT
PER DOC. NO. 631680

**A.P.N. 1419-33-000-003
ADJUSTED PARCEL A-2
EAGLE RIDGE AT
GENOA, LLC**

539°57'55"W
100.0'

N50°02'05"W 200.0'
N39°57'55"E 100.0'
200.0'
200.0'

PROPERTY
LINE

100' "RESTRICTED USE"
AND DRAINAGE
EASEMENT PER
DOC. NO. 631680

CANYON

PROPERTY
LINE

**A.P.N. 1419-33-000-001
PARCEL A-3
EAGLE RIDGE AT
GENOA, LLC**

**PROPOSED 40' WATER,
UTILITY AND MAINTENANCE
EASEMENT (EXTENDS FROM
EAGLE RIDGE ROAD TO
ADAMS CANYON)**

40' PRIVATE ACCESS EASEMENT
(CENTERED OVER EXIST. ROAD)
PER DOC. NO. 631680 (TERMINATES
IN ADAMS CANYON)

N69°20'37"W 456.53'
N65°16'47"E 28.65'
TIE N586°37'04"W 1591.56'

DETAIL
SCALE: 1" = 100'

RO Anderson

1608 ESHERALDA AVENUE / POST OFFICE BOX 2229
MINDEN, NEVADA 89423
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EXHIBIT 'B'
WATER, UTILITY AND MAINTENANCE EASEMENT
A.P.N. 1419-33-000-001 AND 1419-33-000-003
SECTIONS 33 AND 34, T.14N., R.19E., M.D.M.

REVISED 08/01/07
12/14/06
SHEET 3 OF 3

0028-050EXH-WR EASE.dwg



DESCRIPTION
WATER, UTILITY AND MAINTENANCE EASEMENT
(Over Parcel A-2, A.P.N. 1419-33-000-003
and Parcel A-3, A.P.N. 1419-33-000-001)

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

A forty-foot (40') wide strip of land for water, utility and maintenance easement purposes located within portions of the Southeast one-quarter (SE¼) of Section 33 and the Southwest one-quarter (SW¼) of Section 34, Township 14 North, Range 19 East, Mount Diablo Meridian, lying twenty-feet (20') on both side of the following described centerline:

Commencing at a point on the westerly right-of-way of Eagle Ridge Road, also being the common boundary of Parcels A-2 and A-3 as shown on the Final Subdivision Map for Eagle Ridge at Genoa recorded July 29, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 650856 and also as shown on the Map of Division Into Large Parcels for Eagle Ridge at Genoa, LLC recorded December 13, 2004 in said office of Recorder as Document No. 631680, the POINT OF BEGINNING;

thence along said common boundary of Parcels A-2 and A-3 as shown on said Final Subdivision Map and said Map of Division Into Large Parcels, the following courses:

North 21°42'04" West, 42.47 feet;
North 07°36'53" West, 178.56 feet;
North 42°47'15" West, 101.13 feet;
North 10°47'24" West, 130.25 feet;
North 28°15'49" West, 126.66 feet;
North 04°21'02" West, 51.94 feet;
North 19°21'15" West, 77.47 feet;
North 08°44'46" East, 56.87 feet;
North 22°07'20" West, 141.45 feet;
North 42°49'42" East, 89.16 feet;
North 21°51'53" East, 27.97 feet;
North 09°44'15" West, 27.79 feet;
North 54°59'18" West, 25.37 feet;
South 64°28'37" West, 26.33 feet;
South 45°11'21" West, 115.82 feet;
South 38°34'20" West, 110.00 feet;
South 34°11'49" West, 290.43 feet;
South 46°07'31" West, 96.53 feet;



South 53°25'50" West, 92.77 feet;
South 38°42'54" West, 589.75 feet;
South 65°18'47" West, 98.83 feet;
North 69°20'37" West, 456.54 feet to the TERMINUS of the above described 40-foot wide strip, said terminus being a point on the easterly line of the following described Water, Utility and Maintenance Easement and bearing North 86°37'09" West, 1591.56 feet from said Point of Beginning. Said 40-foot wide strip of land contains 118,245 square feet (2.71 acres), more or less.

The sidelines of the above described strip of land shall be extended and shortened to terminate at the boundary of said Parcels A-2 and A-3 and at said easterly line of the following described Water, Utility and Maintenance Easement.

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

A one-hundred-foot (100') wide by two-hundred-foot (200') long strip of land for water, utility and maintenance easement purposes located within portions of the Southeast one-quarter (SE¼) of Section 33, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the TERMINUS of the previously described forty-foot (40') wide strip of land for water, utility and maintenance easement purposes, the POINT OF BEGINNING, (said point bearing North 86°37'09" West, 1591.56 feet from the Point of Beginning of said previously described easement);

thence South 39°57'55" West, 56.1 feet, more or less, to a point fifty-feet (50') southerly of, as measured at right angles, to the centerline of Adams Canyon;
thence along a line fifty-feet southerly of and parallel with said centerline of Adams Canyon, North 50°02'05" West, 200.0, more or less;
thence North 39°57'55" East, 100.0 feet to a point fifty-feet (50') northerly of, as measured at right angles, to said centerline of Adams Canyon;
thence along a line fifty-feet northerly of and parallel with said centerline of Adams Canyon, South 50°02'05" East, 200.0 feet, more or less;
thence South 39°57'55" West, 43.9 feet, more or less, to the POINT OF BEGINNING, containing 20,000 square feet (0.46 acres), more or less.

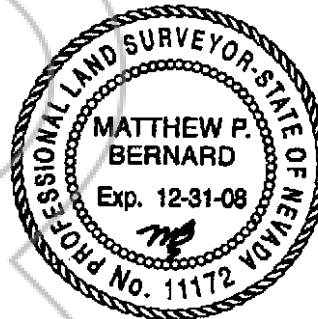
The Basis of Bearing of this description is South 00°00'08" East, the west line of the Southwest one-quarter of the Northwest one-quarter (SW¼NW¼) of Section 3, T.13N.,

0028-050-04
Revised 04/20/07
12/14/06
Page 3 of 3

R.19E., M.D.M. as shown on the Final Subdivision Map for Eagle Ridge at Genoa recorded July 29, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 650856.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



8-1-07