

18-

1420-07-211-005
1420-07-301-001

Jennifer Yturbide, Esq.
Brooke • Shaw • Zumpft
Post Office Box 2860
Minden, NV 89423

DOC # 0713203
11/16/2007 02:47 PM Deputy: DW
OFFICIAL RECORD
Requested By:
BROOKE & SHAW, LLP

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 5 Fee: 18.00
BK-1107 PG- 4266 RPTT: 0.00



FOR RECORDER'S USE ONLY

EASEMENT

TITLE OF DOCUMENT

WHEN RECORDED MAIL TO:

Jennifer Yturbide
Brooke • Shaw • Zumpft
✓ Post Office Box 2860
Minden, NV 89423

Exhibit C

EASEMENT

For good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, TOD A. AND CHRISTINA M. HARPER, husband and wife (collectively, "Grantor"), hereby grant and convey unto the INDIAN HILLS GENERAL IMPROVEMENT DISTRICT, and their assigns and successors ("Grantee"), owner of nearby assessor parcel number 1420-07-301-001, a non-exclusive, public, irrevocable easement and right-of-way in perpetuity (this "Easement") to enter upon, have access to and across, and use that area of Grantor's parcel (APN 1420-07-211-005) located and described on the attached Addendum A (which is hereby incorporated herein by this reference) (the "Easement Area") for pedestrian and non-motorized vehicular (i.e., bicycles etc.) on Grantor's parcel (APN 1420-07-211-005) for ingress, egress and access to and from Grantee's nearby parcel and/or the greenspace hereafter dedicated to Grantee or otherwise restricted in terms of development such that it is reserved or conserved for the public gatherings and recreation. This grant of Easement runs with the land.

Grantee shall maintain the fence erected hereafter on the two sides of Grantor's parcel that abut into the Easement Area, and which cordons off the Easement Area from Grantor's parcel. Grantor shall never electrify or otherwise improve said fence or any portion thereof that borders the Pathway. Grantee, and its assigns and successors shall also maintain and repair the Easement Area such that it has some vegetation and/or landscaping, and is free of potholes and other obvious dangers. Further, neither party hereto shall place or consent to any bench or other resting device within three hundred (300) feet of Grantor's parcel.

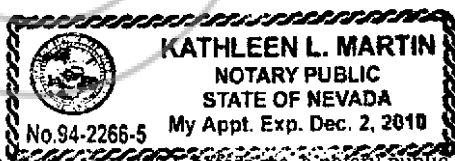
This Easement is executed in Minden, Nevada, shall be exclusively interpreted according to Nevada law, and binds Grantor's and Grantee's heirs, assigns, successors and legal representatives. Any provision herein found unenforceable by a court of competent jurisdiction shall be stricken as if not included and this Easement shall be otherwise enforced. This Easement imposes no obligations on Grantee unless otherwise expressly agreed to herein or hereafter in a writing signed by Grantee.

Grantor has: (a) read and understood this Easement and agrees to all of its terms and conditions; (b) independently evaluated the desirability of entering into this Easement and is not relying on any representation, guarantee or statement not set forth herein; and (c) been afforded the opportunity to consult legal counsel with regards to its rights. Grantor has executed this Easement personally and acknowledges that Grantor understands and agrees to be bound by this Easement's terms and conditions.

Tod A. Harper
Grantor
By: Tod A. Harper
Date: 11-1, 2007

Christina M. Harper
Grantor
By: Christina M. Harper
Date: 11-1, 2007

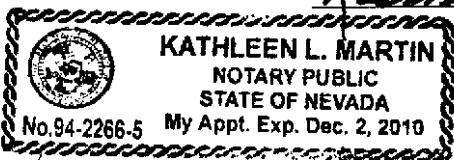
STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)



On this 1 day of November, in the year 2007, before me, a notary public, personally appeared **TOD A. HARPER**, an individual, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and who acknowledged to me that he executed it.

Kathleen L. Martin
Notary Public

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

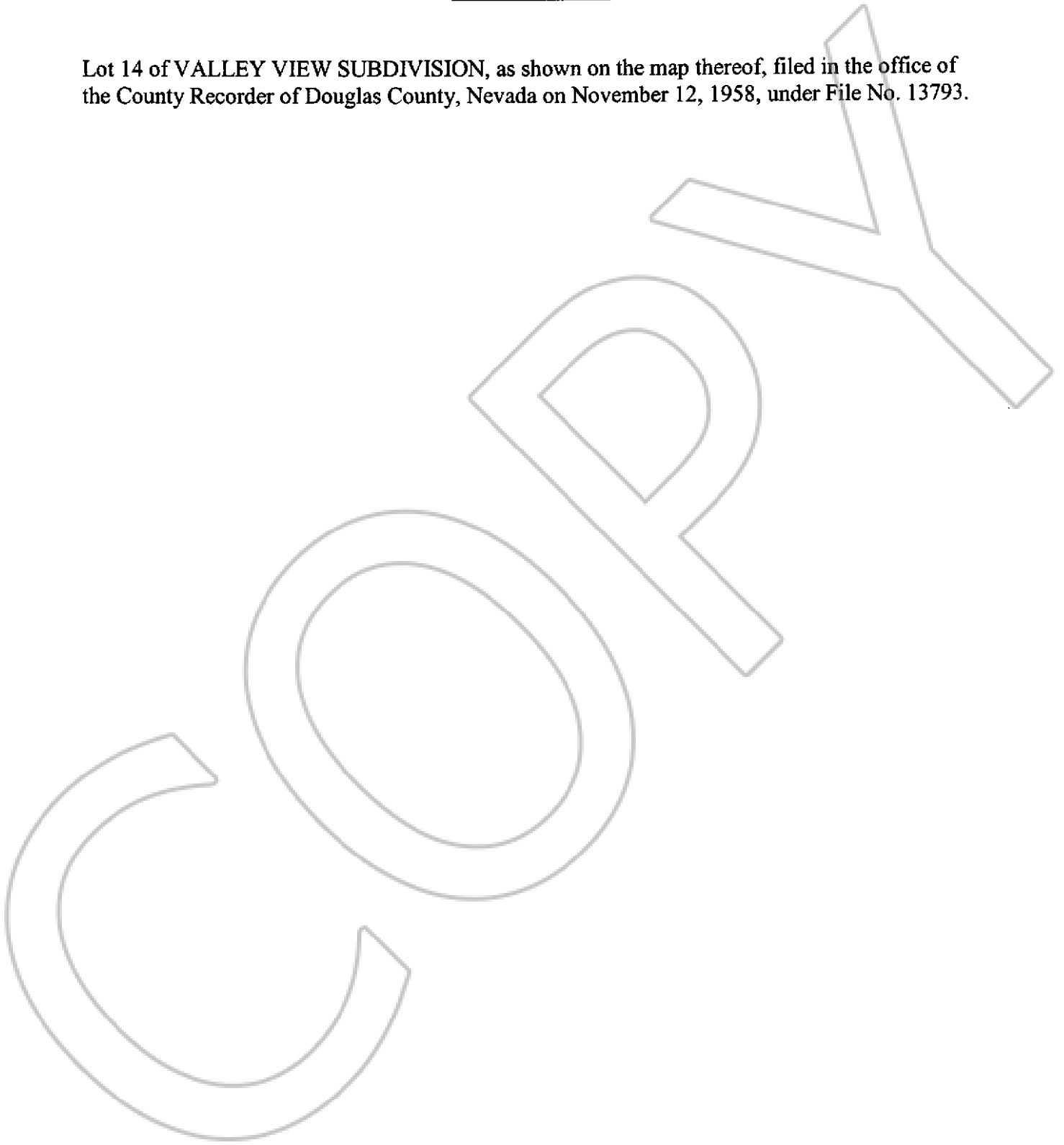


On this 1 day of November, in the year 2007, before me, a notary public, personally appeared **CHRISTINA M. HARPER**, an individual, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and who acknowledged to me that she executed it.

Kathleen L. Martin
Notary Public

ADDENDUM A

Lot 14 of VALLEY VIEW SUBDIVISION, as shown on the map thereof, filed in the office of the County Recorder of Douglas County, Nevada on November 12, 1958, under File No. 13793.



ADDENDUM A-1



**JAMES LEE PARK
ACCESS EASEMENT
LEGAL DESCRIPTION**

A triangular strip of land located within a portion of the West one-half of the Northwest one-quarter of Section 7, Township 14 North, Range 20 East, MDM, Douglas County, Nevada being more particularly described as follows:

Commencing at the West one-quarter corner of said Section 7;

thence N. 89°31'45" E., along the Southerly line of Valley View Subdivision No.1, Document 13293 of the Douglas county Recorder's Office, 1,062.69 feet to a ¾" iron pipe at the Southeast corner of Lot 14 of said subdivision, being the TRUE POINT OF BEGINNING;

thence S. 89°31'45" W., along the south line of said Lot 14 and the north line of James Lee Park, 8.51 feet;

thence N. 44°42'38" E., 12.07 feet to a point on the East line of said Lot 14;

thence S. 00°06'30" E., along the East line of said Lot 14, 8.51 feet to the POINT OF BEGINNING.

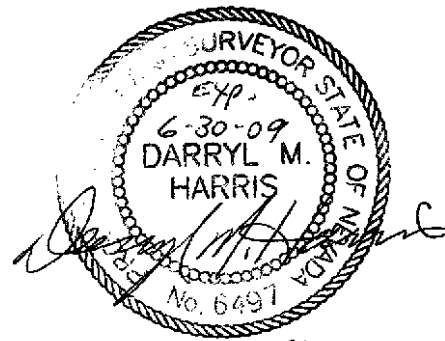
Containing 36 square feet more or less.

Basis of Bearing

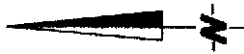
The Easterly line of Lot 14 as shown on the map of Valley View Subdivision No.1, Document 13293 of the Douglas county Recorder's Office.

(S. 00°06'30" E.)

Prepared by:
Darryl M. Harris, P.L.S. #6497
Resource Concepts, Inc.
P.O.Box 11706
Zephyr Cove, NV 89448
(775) 588-7500



ADDENDUM A-2



SCALE: 1"=5'

APN 1420-07-201-005

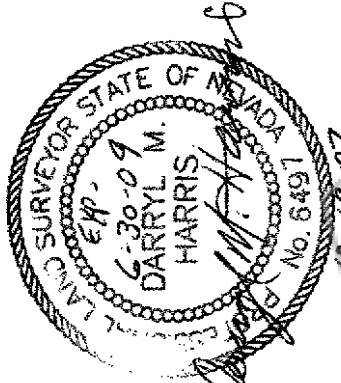
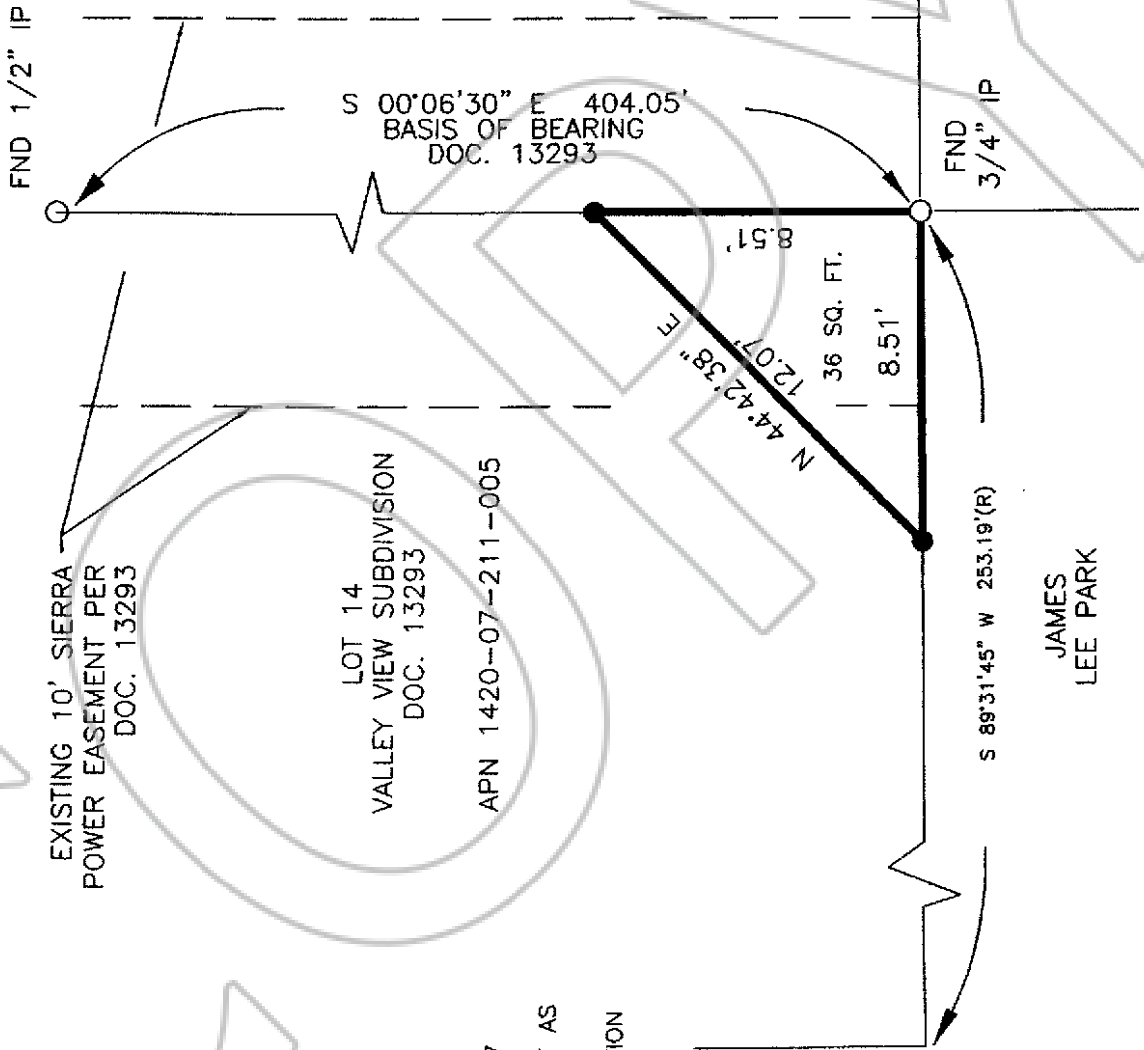


EXHIBIT A
ACCESS EASEMENT
JAMES LEE PARK
PORTION OF W 1/2 NW 1/4 SEC 7
T. 14N, R. 20E, M.D.M.



LEGEND:

- SET 5/8 RB 6497
- FOUND MONUMENT AS NOTED
- (R) RECORD INFORMATION

ADDENDUM A-3



BK- 1107
PG- 4270
11/16/2007