

OFFICIAL RECORD  
Requested By:  
MARQUIS TITLE & ESCROW

Escrow No. 283319 DVS  
APN:  
1120-04-000-002  
1120-04-000-003  
1120-03-000-001  
1120-03-000-002

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: 18.00  
BK-0908 PG- 6463 RPTT: # 3



Mr. and Mrs. George L. Goodspeed  
1212 Kingston Way  
Gardnerville, Nv. 89460

**GRANT, BARGAIN AND SALE DEED  
PRIVATE ACCESS EASEMENT**

**THIS INDENTURE WITNESSETH:** That for a valuable consideration, receipt of which is hereby acknowledged,

**WEST FORK WATER COMPANY LLC, a Nevada Limited Liability Company**

do(es) hereby **GRANT, BARGAIN, SELL and CONVEY** to

**GEORGE F. GOODSPEED JR., and BARBARA L. GOODSPEED, husband and wife**  
as joint tenants

A private access easement for the exclusive use and benefit of the owners of the parcel of land described in Exhibit B attached hereto, their successors and assigns. (dominant tenement) over and across all that certain real property situate in Douglas County, State of Nevada, more particularly described as follows: (servient tenement)

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

TOGETHER with all and singular the tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

WITNESS my hand this 24<sup>th</sup> day of September, 2008

WEST FORK WATER COMPANY

by: BENTLY FAMILY LIMITED PARTNERSHIP  
Manager

Donald E Bently

By: General Partner  
Capacity:

DONALD E. BENTLY FAMILY TRUST  
Manager

Donald E Bently

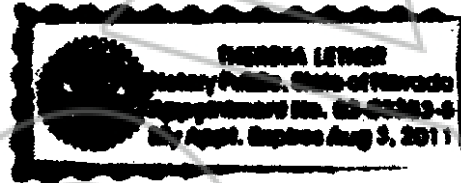
By: Owner / Administrator  
Capacity: Executor

State of Nevada  
County of Douglas

On 24 September, 2008, personally appeared before me,  
a Notary public, Donald E. Bently on behalf of the Bently Family  
Limited Partnership and Donald E. Bently on behalf of the Donald  
E. Bently Family Trust who acknowledged that he executed the  
above instrument.

Theresa Lether

NOTARY PUBLIC



Theresa Lether  
Appt. #03-83353-5  
Expires 08032011

COPY



**DESCRIPTION**  
**30' PRIVATE ACCESS EASEMENT**  
**(OVER A.P.N.'S 1120-03-000-001, -002, 1120-04-000-002 & -003)**

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

A thirty-foot wide (30') strip of land for private access purposes located within portions of Sections 3 & 4, Township 11 North, Range 20 East, Mount Diablo Meridian, lying 15 feet on both sides of the following described centerline:

**BEGINNING** at the southerly terminus of the centerline of an existing 60-foot wide ingress, egress and public utility easement filed for record March 25, 1997 in the office of Recorder, Douglas County, Nevada in Book 397 at Page 3839, said point falling on the northerly line of APN 31-020-22 as shown on the Record of Survey for West Fork Water Company, LLC filed for record March 5, 1998 in said office of Recorder as Document No. 434171;

thence along the centerline of an existing dirt road the following courses:

- South 41°58'13" East, 150.32 feet;
- South 49°56'56" East, 454.45 feet;
- South 50°29'05" East, 290.33 feet;
- Along the arc of a curve to the left having a radius of 1500.00 feet, central angle of 14°56'32" and arc length of 391.19 feet;
- South 65°25'37" East, 595.27 feet;
- Along the arc of curve to the left having a radius of 300.00 feet, central angle of 25°41'46" and arc length of 134.54 feet;
- North 89°00'58" East, 247.66 feet;
- Along the arc of curve to the left having a radius of 500.00 feet, central angle of 25°50'18" and arc length of 225.48 feet;
- North 63°10'40" East, 337.50 feet;
- Along the arc of curve to the right having a radius of 300.00 feet, central angle of 82°49'28" and arc length of 433.67 feet;
- South 33°59'52" East, 164.13 feet;
- Along the arc of curve to the left having a radius of 1500.00 feet, central angle of 17°28'32" and arc length of 457.51 feet;
- South 51°28'24" East, 191.85 feet;
- Along the arc of curve to the right having a radius of 1500.00 feet, central angle of 07°35'50" and arc length of 198.89 feet;
- South 43°52'34" East, 759.27 feet;
- Along the arc of curve to the right having a radius of 200.00 feet, central angle of 60°24'40" and arc length of 210.87 feet;



1589-001-08

06/17/08

Page 2 of 2

South  $16^{\circ}32'06''$  West, 214.30 feet to the northerly line of Parcel No. 1 as shown on the Parcel Map for Sallie Springmeyer filed for record January 6, 1975 in said office of Recorder as Document No. 86553.

The above-described easement contains 3.76 acres, more or less.

The sidelines of the above-described easement shall be extended and shortened to meet said northerly lines of APN 31-020-22 and Parcel No. 1.

The Basis of Bearing for this description is South  $89^{\circ}49'21''$  East, the northerly line of APN 31-020-22 as shown on the Record of Survey for West Fork Water Company, LLC filed for record March 5, 1998 in said office of Recorder as Document No. 434171.

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



**EXHIBIT "B"**

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located in the Northeast quarter of the Southwest quarter of Section 3, Township 11 North, Range 20 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

COMMENCING at the West quarter corner of said Section 3, a found brass cap, proceed thence North 89°32'50" East, 1,320.61 feet, to the TRUE POINT OF BEGINNING, which is the Northwest corner of the parcel;  
thence North 89°32'50" East, 466.84 feet, to the Northeast corner of the parcel;  
thence South 11°02'06" West, 729.65 feet, to a point;  
thence South 07°55'46" West 405.27 feet, to a point;  
thence South 18°04'31" West, 168.16 feet, to the Southeast corner of the parcel;  
thence North 46°17'54" West, 108.94 feet, to a point;  
thence North 46°12'34" West, 201.58 feet, to the Southwest corner of the parcel;  
thence North 00°16'51" East, 1,058.98 feet, to the TRUE POINT OF BEGINNING.

APN: 1120-03-000-003

This description was previously recorded on August 20, 1998, in Book 898, Page 4136, as Document No. 447475, of Official Records.

