

OFFICIAL RECORD

Requested By:
TOWN OF MINDEN

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 4 Fee: 0.00
BK-1108 PG- 3718 RPTT: 0.00



RETURN TO:
Town of Minden
1604 Esmeralda Avenue
Minden, NV 89423

GRANT OF EASEMENT

APN 1320-32-111-047

This indenture, made this 10.14.08 day of October, 2008,
between Donna Hellwinkel, hereinafter referred to
as GRANTOR, and the TOWN OF MINDEN, hereinafter referred to as GRANTEE, whose
address is 1604 Esmeralda Avenue, Minden, Nevada 89423:

WITNESSETH:

That the Grantor, for and in consideration of the sum of One Dollar (\$1.00), lawful
money of the United States of America, and other good and valuable consideration, the receipt
whereof is hereby acknowledged, does by these presents grant unto the Grantee, and to its
assigns forever, a permanent easement 12 feet wide for the purposes of access, drainage,
landscaping and underground utilities, together with the other necessary or convenient
appurtenances connected therewith, across, over and upon the following described lands and
premises, situate in the County of Douglas, State of Nevada:

See Attached Exhibit "A"

Grantor agrees that no buildings or structures shall be placed upon, over or under said
easement, now or hereafter without the express approval of the Grantee, except that said
parcel may be improved and used by the Grantor or his successors or assigns for landscaping
or driveway purposes, and fences may be built insofar as such use does not interfere with its
use by Grantee for the purposes for which this easement is granted.

It is further agreed that the Grantee shall mitigate or repair any damage to landscape,
driveway, or fencing improvements of Grantor by reason of Grantee's operation, maintenance,
repair or improvements within the easement area.

To have and to hold all and singular the said real property rights for the construction,
reconstruction, inspection and maintenance of a piped irrigation facility, sidewalks, landscaping
and street lighting and the necessary incidents thereto including access to such facilities and
their appurtenances, unto the said Grantee and to any heirs, successors and assigns forever.

Donna Hellwinkel 10.14.08
Donna Hellwinkel Date

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me on (date) October 14, 2008
by (name of person) Donna Hellwinkel



(Notary Stamp)

Jody Chan
(Notary)

HELLWINKEL
APN 1320-32-111-047
ACCESS, DRAINAGE, LANDSCAPE AND UNDERGROUND UTILITY EASEMENT
LEGAL DESCRIPTION

September 19, 2008

A strip of land adjacent to the County Road right-of-way, located within a portion of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, for access, drainage, landscape, and underground utility purposes being more particularly described as follows:

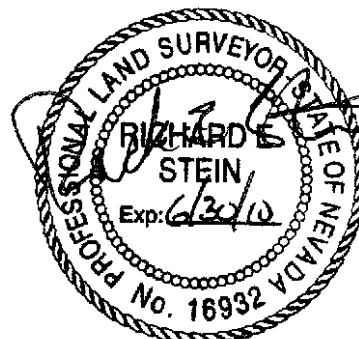
A 12-foot wide strip of land whose Southwesterly line is contiguous with the Southwesterly line of Lots 15 and 16 of Block "E" as shown on the Map of Minden, accepted July 2, 1906 by the Douglas County Board of County Commissioners, and whose Northeasterly line is at right angles and parallel to said Southwesterly line of said Lots 15 and 16. Said 12-foot wide easement is also bounded by the Southeasterly line of said Lot 15 and the Northwesterly line of Lot 16, as shown in the attached sketch.

Containing 600 square feet more or less.

Basis of Bearing:

Block "E" as shown on the Map of Minden, accepted July 2, 1906 by the Douglas County Board of County Commissioners.

PREPARED BY:
Rick Stein, P.L.S. # 16932
EXD Engineering & Land Surveying, Inc.
1641 Mono Avenue
Minden, NV 89423
(775) 783-4772

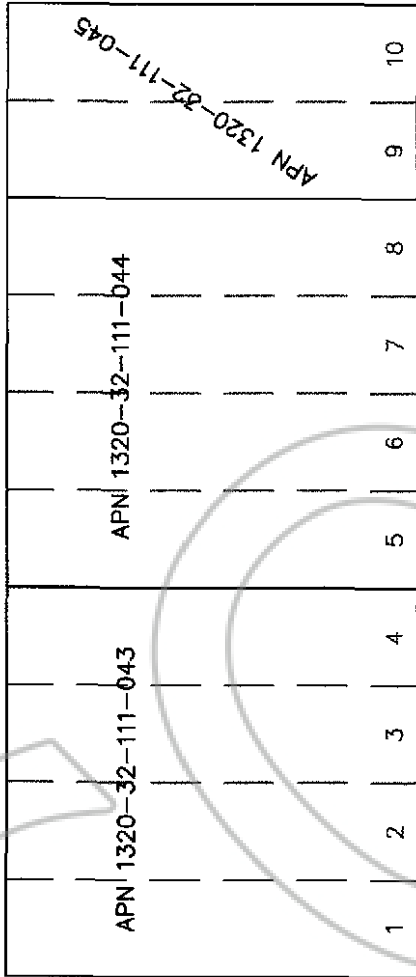
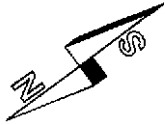


9/24/08

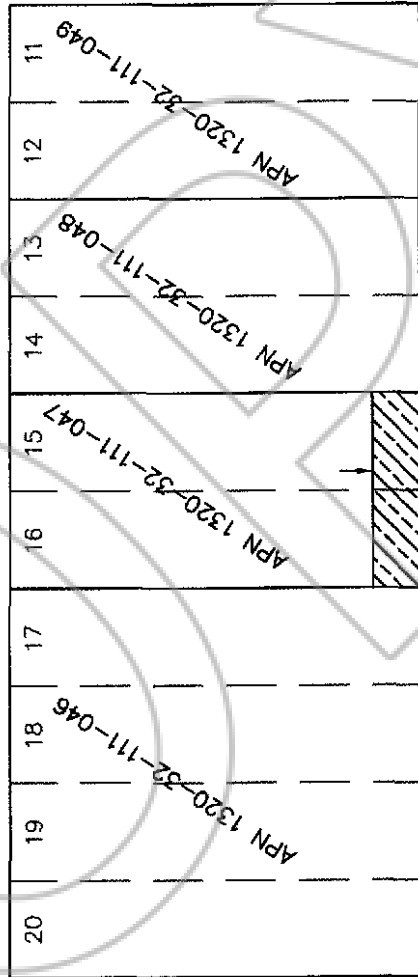


MONO AVENUE

FIFTH STREET



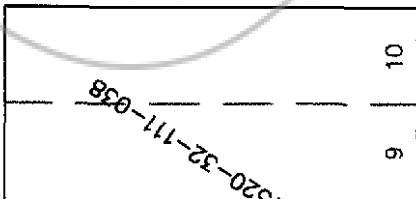
BLOCK 'E'



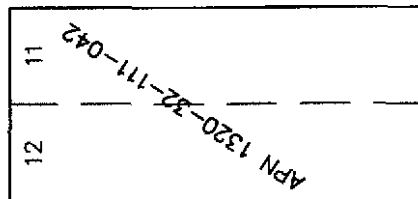
COUNTY ROAD

DONNA HELLWINKEL

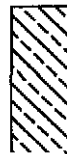
ACCESS, DRAINAGE, LANDSCAPE, AND UNDERGROUND
 UTILITY EASEMENT
 TOWN OF MINDEN
 COUNTY ROAD IMPROVEMENT PROGRAM



SIXTH STREET



PERMANENT EASEMENT



FIGURE

SCALE 1" = 50'
DATE: 09/19/2008

1



BK- 1108
PG- 3721

EXD Engineering & Land Surveying, Inc.

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