

OFFICIAL RECORD
Requested By:
GEORGE M KEELE

APNs: 1220-05-000-001
1220-06-001-015
1320-31-000-006

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 14 Fee: 27.00
BK-0609 PG- 8613 RPTT: 0.00



The undersigned hereby affirms that there is no Social Security number contained in this document.

When recorded, return to:
George M. Keele, Esq.
1692 County Road, #A
Minden NV 89423

GRANT OF PRIVATE ROADWAY ACCESS EASEMENT FOR
IRRIGATION, DRAINAGE, AND MAINTENANCE

CONTRACTUAL RECITALS

This GRANT OF PRIVATE ROADWAY ACCESS EASEMENT FOR IRRIGATION, DRAINAGE, AND MAINTENANCE, hereinafter referred to as the "Grant of Easement," is hereby created by STODIECK BROTHERS LLC, a Nevada limited-liability company, hereinafter referred to as "GRANTOR," in favor of and to STODIECK FAMILY REVOCABLE TRUST, with Fredric C. and Betty Jane Stodieck, and successors and assigns, Trustees of the F. STODIECK FAMILY REVOCABLE TRUST dated May 16, 2006, hereinafter referred to as "GRANTEE," its heirs, successors, and assigns forever.

The recitals both hereinabove and in paragraphs A to D, inclusive, which follow, are an integral part of this Grant of Easement and are, therefore, referred to as Contractual Recitals.

A. GRANTOR owns the parcel of real property, commonly known as Douglas County (Nevada) Assessor's Parcel Number

("APN") 1220-06-001-015, that is sometimes referred to herein as the "Servient Tenement" and is depicted as **PARCEL 2** in **EXHIBIT 'A' (20' PRIVATE IRRIGATION ACCESS EASEMENT)** attached hereto and incorporated herein by this reference.

B. GRANTEE owns the two parcels of real property, also depicted in **EXHIBIT 'A' (20' PRIVATE IRRIGATION ACCESS EASEMENT)**, commonly known as APN 1220-05-000-001 and APN 1320-31-000-006 ("GRANTEE'S PARCELS"), more fully described in **EXHIBIT 'B'** attached hereto and incorporated herein by this reference, that are hereafter together referred to herein as the "Dominant Tenement."

C. Upon, over, under and through portions of the Servient Tenement, there is found is a private roadway, consisting of private access for irrigation, drainage, and maintenance of ditches, water conveyance structures located on GRANTEE'S PARCELS, described by map and sketch in **EXHIBIT 'A' (20' PRIVATE IRRIGATION ACCESS EASEMENT)**, and by metes and bounds in **EXHIBIT 'A' (DESCRIPTION)**, both of which are attached hereto and incorporated herein by this reference. This private roadway is sometimes referred to hereinafter as "the Easement."

D. GRANTOR is creating this Grant of Easement to ensure perpetual vehicular, pedestrian, and equestrian (where a ditch rider may operate with a horse rather than with a quad runner or motorcycle) access both between GRANTEE'S PARCELS, and between GRANTEE'S PARCELS and the Easement as well as the ditches, or water conveyance structures, in the immediate vicinity of the

Easement, to enable GRANTEE, its heirs, successors, and assigns perpetual access upon, over, under, and through the Easement for irrigation, drainage, and maintenance. GRANTOR does not intend that this Grant of Easement shall restrict or impair any rights GRANTOR or GRANTEE currently has, enjoys, or owns in their above-referenced, respective parcels of real property including without limitation the Easement itself.

NOW, THEREFORE, in consideration of their mutual covenants and promises and other good and valuable consideration, the receipt of which is acknowledged, GRANTOR and GRANTEE do hereby agree and stipulate, and by these presents, GRANTOR does hereby grant and convey to GRANTEE an easement as specifically hereinafter described and delimited.

Section 1. Grant of Easement.

A. GRANTOR grants to GRANTEE, and to the heirs, successors and assigns of GRANTEE, forever, as owner of the Dominant Tenement, a private, perpetual, and exclusive easement, as depicted in **EXHIBIT 'A' ("DESCRIPTION")** hereto and as described by metes and bounds in **EXHIBIT 'A' (20' PRIVATE IRRIGATION EASEMENT)** hereto, upon, over, under, and across the Servient Tenement for (1) use of the Easement for ingress and egress to and from the GRANTEE'S PARCELS for irrigation, drainage and maintenance; (2) installation and construction of access easements, approaches, and culverts, where necessary, along the entire length and breadth of the Easement, provided that access to the Servient Tenement will not be unreasonably



impeded during such installation and construction; and (3) private inspection, cleaning, and maintenance, operation, repair, construction, and reconstruction by GRANTOR or GRANTEE of the Easement's drainage infrastructure.

Section 2. Covenant Running With the Land. For valuable consideration, including without limitation the mutual covenants and promises contained in this Grant of Easement, GRANTOR and GRANTEE covenant and agree as follows:

This covenant is a covenant that will run with the land. The owners of the Dominant Tenement, their heirs, successors, and assigns, shall perpetually have the full use and enjoyment of this Grant of Easement.

Section 3. Benefits Exclusive. Nothing in this Grant of Easement, expressed or implied, is intended to or shall confer on any person other than GRANTOR, GRANTEE, and their respective grantees, heirs, successors, assigns, and personal representatives, any benefits, rights, burdens, or remedies granted by, under, or by reason of this Grant of Easement.

Section 4. Nevada Law; Douglas County Venue. Nevada law applies to this Grant of Easement. Venue of any action pertaining to this Grant of Easement shall lie in the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas or, as applicable, the United States District Court for the District of Nevada, Northern (Reno) Division.

Section 5. Amendment. This Grant of Easement, once recorded in the official records of Douglas County, Nevada, may only be



amended with the written consent of GRANTOR and GRANTEE, or of their respective grantees, heirs, successors, assigns, or personal representatives.

Section 6. Counterparts. This Grant of Easement may be executed in one or more counterparts, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument.

IN WITNESS WHEREOF, the undersigned have executed this Grant of Easement on the 25th day of June, 2009.

GRANTOR:

STODIECK BROTHERS, LLC,
a Nevada limited-liability company

By John E. Stodieck
John Elmer Stodieck, Manager

By Richard D. Stodieck
Richard Dole Stodieck, Manager

By Louis Sanford Stodieck
Louis Sanford Stodieck, Manager

ACCEPTANCE

GRANTEE:

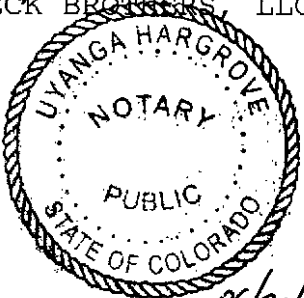
Fredric C. Stodieck
FREDRIC C. STODIECK, Co-Trustee of
the STODIECK FAMILY REVOCABLE TRUST

Betty Jane Stodieck
BETTY JANE STODIECK, Co-Trustee of
the STODIECK FAMILY REVOCABLE TRUST



STATE OF Colorado MASSACHUSETTS)
COUNTY OF Boulder MIDDLESEX) : ss.

This instrument was acknowledged before me on the 24th day of April, 2009, by JOHN ELMER STODIECK, as Manager of STODIECK BROTHERS, LLC, a Nevada limited-liability company.

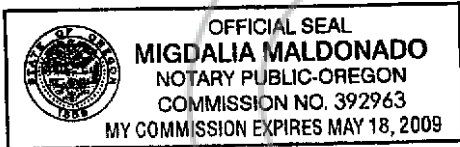


[Signature]
NOTARY PUBLIC

My Commission Expires 06/21/2010

STATE OF OREGON)
COUNTY OF WASHINGTON) : ss.

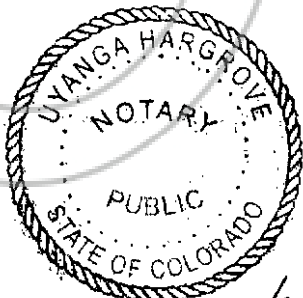
This instrument was acknowledged before me on the 7th day of May, 2009, by RICHARD DOLE STODIECK, as Manager of STODIECK BROTHERS, LLC, a Nevada limited-liability company.



[Signature]
NOTARY PUBLIC

STATE OF COLORADO)
COUNTY OF BOULDER) : ss.

This instrument was acknowledged before me on the 24th day of April, 2009, by LOUIS SANFORD STODIECK, as Manager of STODIECK BROTHERS, LLC, a Nevada limited-liability company.



[Signature]
NOTARY PUBLIC

My Commission Expires 06/21/2010 6



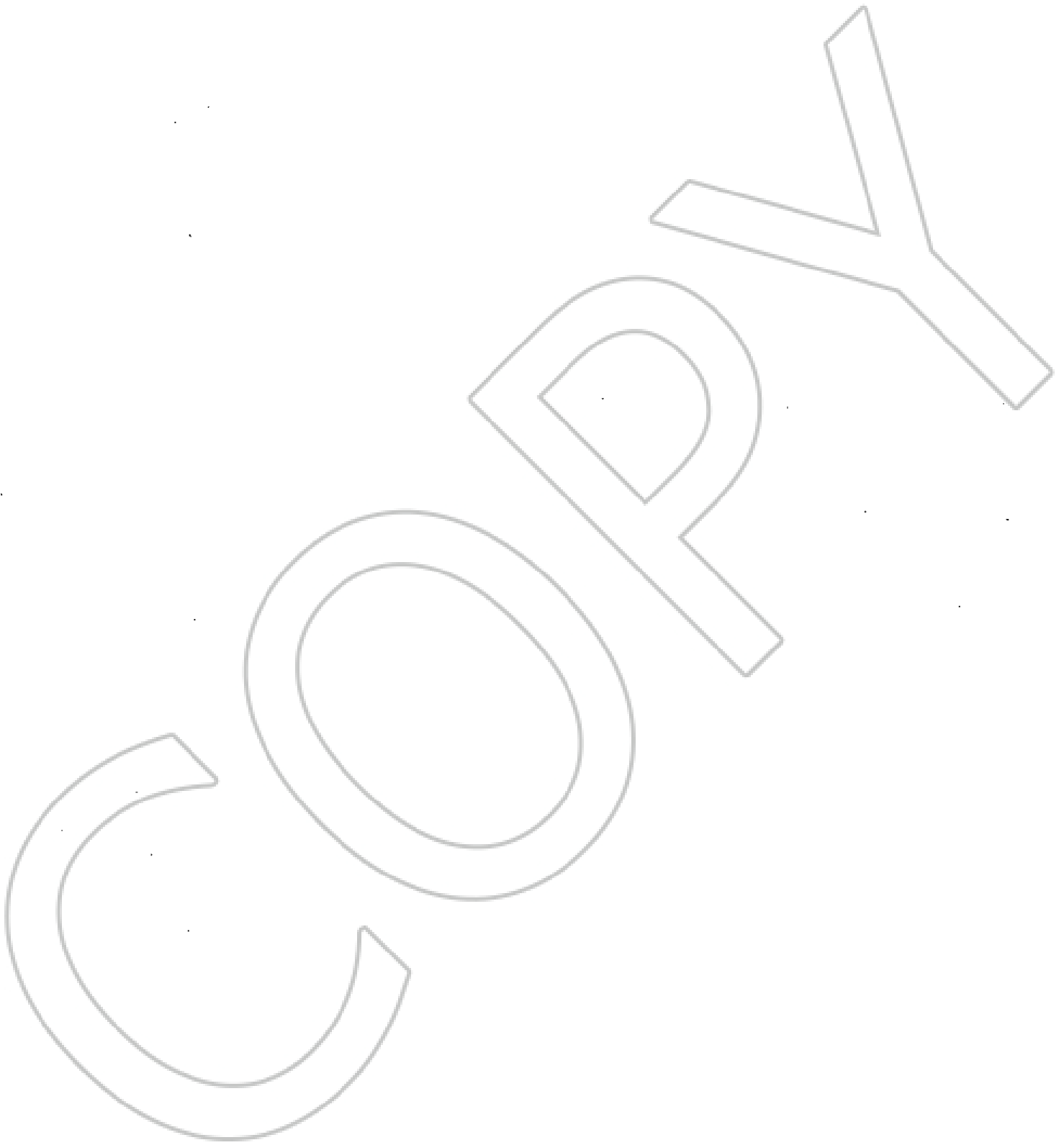
STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

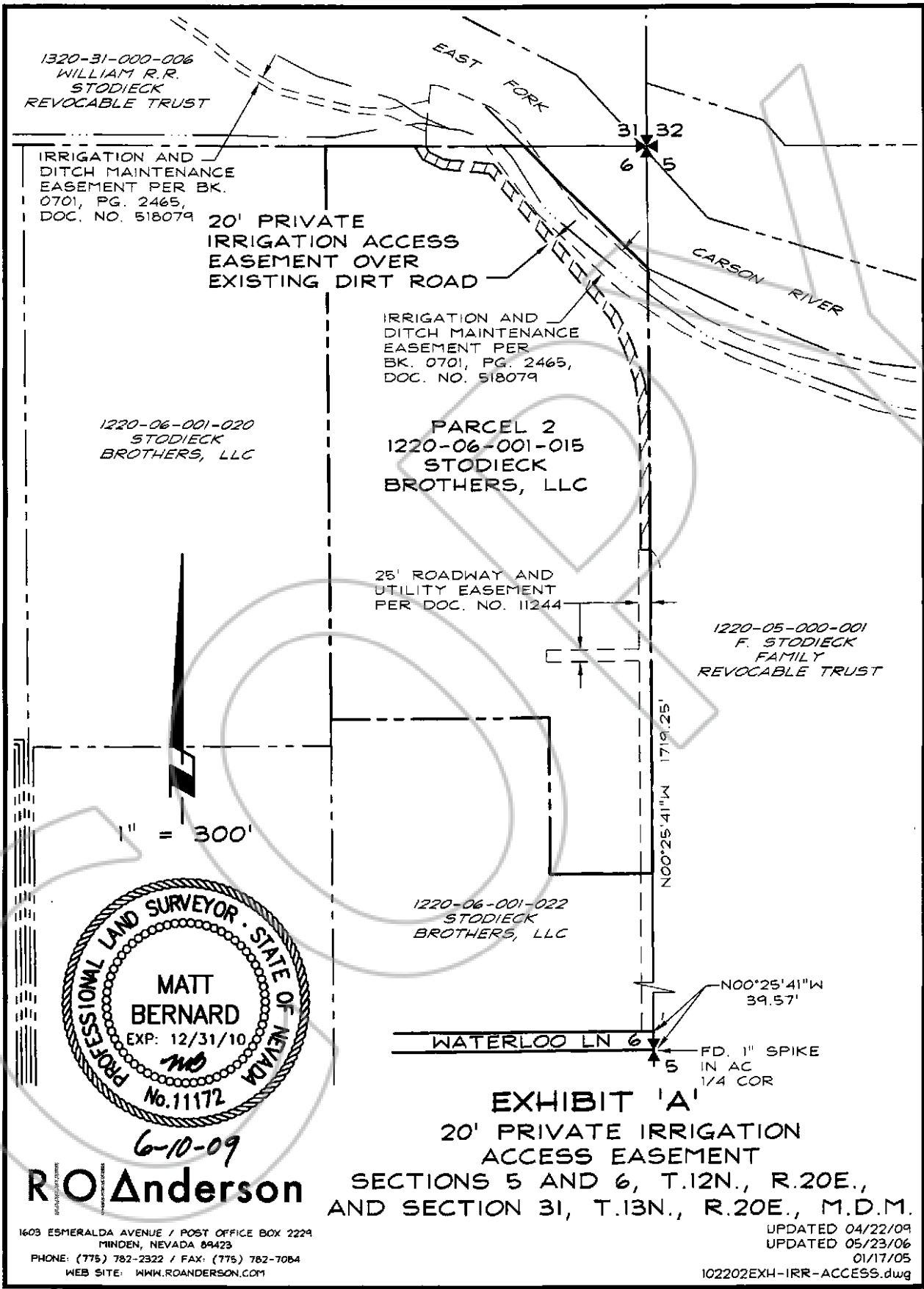
This instrument was acknowledged before me on the 25th day of June, 2009, by FREDRIC C. STODIECK and BETTY JANE STODIECK, as Co-Trustees of the F. STODIECK FAMILY REVOCABLE TRUST dated May 16, 2006.

Mary E. Baldecchi
NOTARY PUBLIC



EXHIBIT 'A' (20' PRIVATE IRRIGATION ACCESS EASEMENT)





1320-31-000-006
WILLIAM R.R.
STODIECK
REVOCABLE TRUST

IRRIGATION AND
DITCH MAINTENANCE
EASEMENT PER BK.
0701, PG. 2465,
DOC. NO. 518079

20' PRIVATE
IRRIGATION ACCESS
EASEMENT OVER
EXISTING DIRT ROAD

IRRIGATION AND
DITCH MAINTENANCE
EASEMENT PER
BK. 0701, PG. 2465,
DOC. NO. 518079

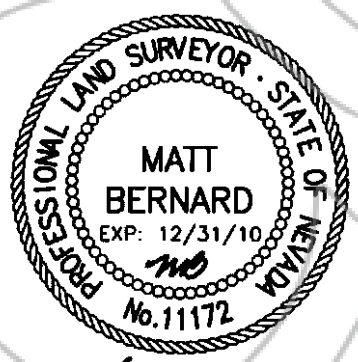
1220-06-001-020
STODIECK
BROTHERS, LLC

PARCEL 2
1220-06-001-015
STODIECK
BROTHERS, LLC

25' ROADWAY AND
UTILITY EASEMENT
PER DOC. NO. 11244

1220-05-000-001
F. STODIECK
FAMILY
REVOCABLE TRUST

1" = 300'



6-10-09

ROAnderson

1603 EMERALDA AVENUE / POST OFFICE BOX 2229
MINDEN, NEVADA 89423
PHONE: (775) 782-2322 / FAX: (775) 782-7084
WEB SITE: WWW.ROANDERSON.COM

1719.25'
N00°25'41"W

1220-06-001-022
STODIECK
BROTHERS, LLC

N00°25'41"W
39.57'
WATERLOO LN 6
FD. 1" SPIKE
IN AC
1/4 COR

EXHIBIT 'A'
20' PRIVATE IRRIGATION
ACCESS EASEMENT
SECTIONS 5 AND 6, T.12N., R.20E.,
AND SECTION 31, T.13N., R.20E., M.D.M.

UPDATED 04/22/09
UPDATED 05/23/06
01/17/05

102202EXH-IRR-ACCESS.dwg

EXHIBIT 'A'
DESCRIPTION
20' WIDE PRIVATE IRRIGATION ACCESS EASEMENT
(Over A.P.N. 1220-06-001-015)

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

A twenty-foot wide (20') strip of land for private irrigation access purposes located within portions of the Northwest one-quarter (NW¼) of Section 5 and the Northeast one-quarter (NE¼) of Section 6, Township 12 North, Range 20 East, and a portion of the Southeast one-quarter (SE¼) of Section 31, Township 13 North, Range 20 East, Mount Diablo Meridian, lying ten-feet (10') on both sides of the following described centerline:

Commencing at the east one-quarter (E¼) corner of Section 6, T.12N., R.20E., M.D.M. as shown on the Record of Survey to Support a Boundary Line Adjustment for Stodieck Brothers, LLC recorded August 4, 2005 in the office of Recorder, Douglas County, Nevada in Book 0805, at Page 2116, as Document No. 651302, a found 1" spike in asphalt;

thence North 00°25'41" West, 39.57 feet to the southeast corner of Adjusted Parcel 1 as shown on said Record of Survey;

thence along the easterly boundary of Adjusted Parcels 1 and 2 as shown on said Record of Survey, North 00°25'41" West, 1719.25 feet, more or less, to the terminus of a 25-foot roadway and utility easement as shown on the Parcel Map for Elmer Stodieck recorded July 21, 1977 in said office of Recorder in Book 777, at Page 1037, as Document No. 11244;

thence along the northerly line of said 25-foot roadway and utility easement, South 89°34'19" West, 10.00 feet to the POINT OF BEGINNING;

thence along a line 10 feet westerly of and parallel with the easterly boundary of said Adjusted Parcel 2, North 00°25'41" West, 21.67 feet;

thence continuing along a line 10 feet westerly of and parallel with said easterly boundary, North 00°25'03" West, 257.60 feet, more or less, to the centerline of an existing dirt road;

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

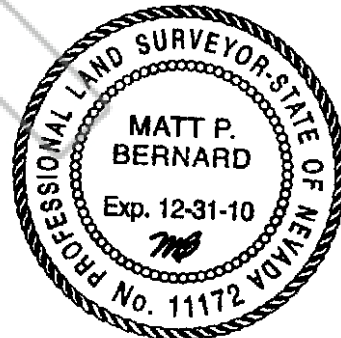
North 07°04'55" West, 75.15 feet;
North 18°26'06" West, 82.50 feet;
North 25°17'08" West, 67.29 feet;
North 39°44'36" West, 404.43 feet;
North 84°44'13" West, 103.68 feet;

North 63°37'01" West, 39.45 feet;
North 31°01'24" West, 23.13 feet to a point on the northerly boundary of
said Adjusted Parcel 2, the TERMINUS of this description, containing 21,501 square
feet, more or less.

The Basis of Bearing of this description is North 00°25'41" West, the east line of Parcel
No. 2 as shown on the Parcel Map for Elmer Stodieck recorded July 21, 1977 in the
office of Recorder, Douglas County, Nevada in Book 777, at Page 1037, as Document
No. 11244.

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



4-23-09

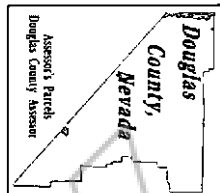


EXHIBIT 'B'
GRANTEE'S PARCELS
APN 1220-05-000-001 AND APN 1320-31-000-006

COPY

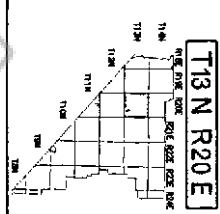


NOTE: This map is prepared for the use of Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.



Map Legend

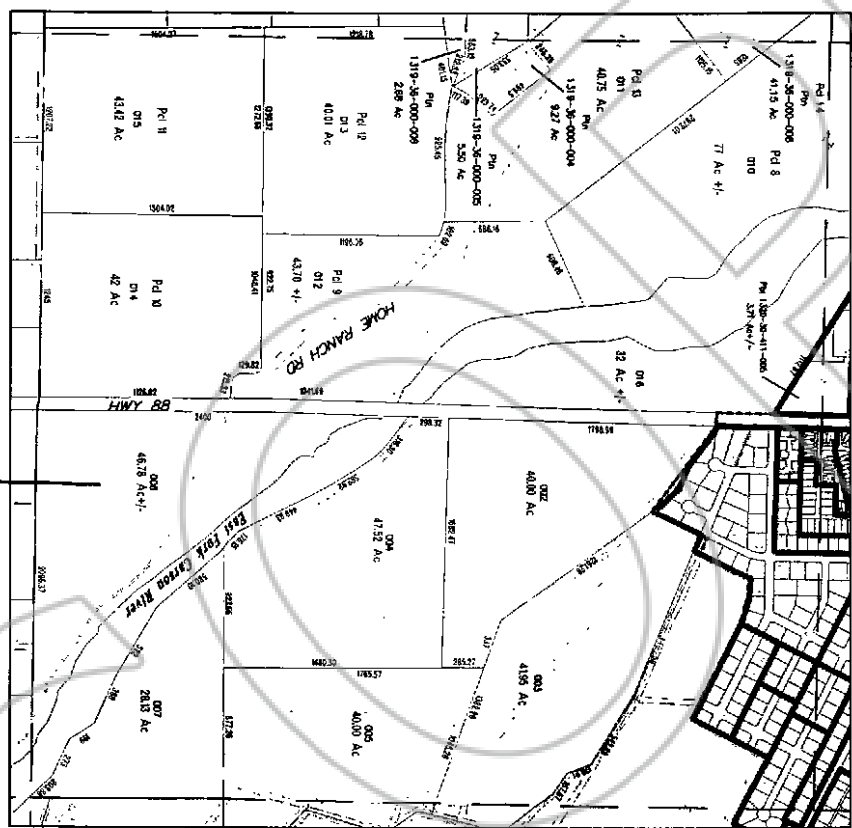
	Parcel Boundary		Subd Boundary
	Easements - See Recorded Documents		Town Boundary
	Township/Range/Section		Open Space/Conserv. Easement
	Receiving Area		



T13N R20E												
SEC. 31												
6	5	4	3	2	1	7	6	5	4	3	2	1
18	17	16	15	14	13	19	20	21	22	23	24	25
30	29	28	27	26	25	31	32	33	34	35	36	37

ALL SEC									
1320-31-000									

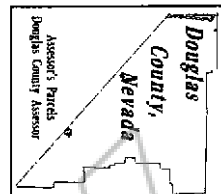
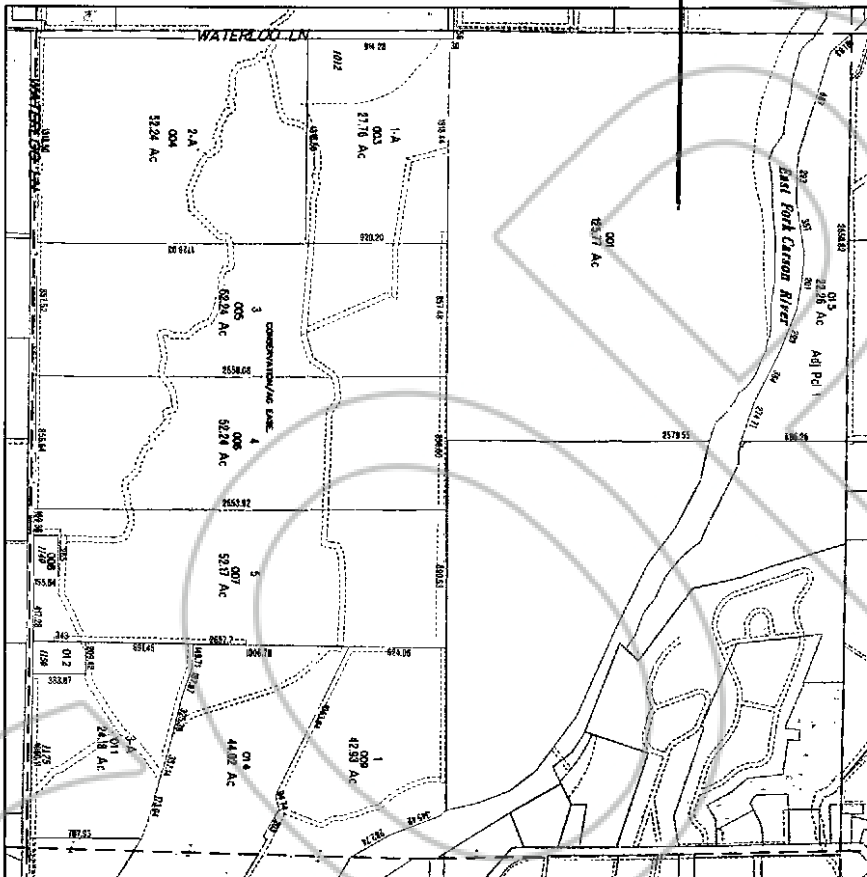
SCALE: 1" = 800'
REVISED: 05/01/2000



APN 1320-31-000-006

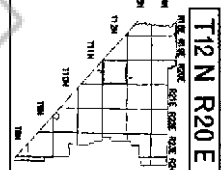
NOTE: This map is prepared for the use of Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

APN 1220-05-000-001



Map Legend

	Parcel Boundary		Parcel Number
	Subd Boundary		Parcel Sub/Seq Number
	Easements		Parcel Acreage
	Town Boundary		Parcel Block Number
	Township/Range/Section		Parcel Lot Number
	Open Space/Consev. Eas.		Parcel Address
	Receiving Area		



SEC. 5									
1	2	3	4	5	6	7	8	9	10
11	12	13	14	15	16	17	18	19	20
21	22	23	24	25	26	27	28	29	30

ALL SEC				
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30

1220-05-000

SCALE: 1" = 800'

REVISED: 04/30/2008