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08/17/2009 01:03 PM Deputy: SG

OFFICIAL RECORD

Requested By:

ALLISON, MACKENZIE, PAVLAKIS

ETAL

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 of 5 Fee: 18.00  
BK-0809 PG- 3690 RPTT: 0.00



When recorded return to  
the Grantee as follows:  
Raymond Sidney  
c/o James R. Cavilia, Esq.  
Allison, MacKenzie, Pavlakis,  
Wright & Fagan, Ltd.  
402 N. Division Street  
Carson City, Nevada 89703

The party executing this document hereby affirms  
that this document submitted for recording does  
not contain the social security number of any  
person or persons pursuant to NRS 239B.030

A portion of A.P.N. 1319-19-411-020

GRANT OF EASEMENT

THIS INDENTURE, made this 12<sup>th</sup> day of August, 2009, by and  
between, PETER A. CLAYPATCH, Trustee of the PETER A. CLAYPATCH TRUST, dated  
April 2, 2002, hereinafter referred to as "Grantor," and RAYMOND SIDNEY, an unmarried  
man, hereinafter referred to as "Grantee".

WITNESSETH:

WHEREAS, the Grantor is the owner of that certain parcel of land located in  
Douglas County, Nevada generally described as Assessor's Parcel Number 1319-19-411-020  
("Grantor's Property");

WHEREAS, the Grantee is the owner of that certain parcel of land located in  
Douglas County, Nevada generally described as Assessor's Parcel Number 1319-19-411-019  
("Grantee's Property");

WHEREAS, Grantor agrees to provide certain easement rights to Grantee for  
ingress, egress and public utilities over, across and under a portion of Grantor's Property for  
the sole purpose of serving Grantee's Property;

NOW THEREFORE, the undersigned Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and deliver unto Grantee, its successors and assigns, an non-exclusive Easement for the purpose of ingress, egress and public utilities over, across and under Grantor's Property more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein in the configuration and location depicted on the attached Exhibit "B", which is incorporated by this reference as if fully set forth herein. This grant of easement is solely for the benefit of Grantee's Property and shall run with the land and shall be binding upon and shall inure to the benefit of the Grantee, its heirs, successors and assigns.

TO HAVE AND TO HOLD the said easement unto the said Grantee and unto its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on the day and year first above written.

PETER A. CLAYPATCH TRUST,  
dated April 2, 2002

*[Signature]* Trustee  
PETER A. CLAYPATCH, Trustee

Arizona )  
STATE OF NEVADA )  
: ss.  
COUNTY OF Maricopa)

On August 12th, 2009, personally appeared before me, a notary public, Peter A. Claypatch, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Grant of Easement, who acknowledged to me that he executed the foregoing document.

*[Signature]*

NOTARY PUBLIC

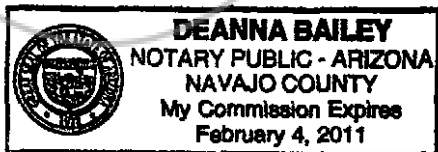


EXHIBIT 'A'

1293-008-09

08/03/09

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**DESCRIPTION  
INGRESS, EGRESS, AND PUBLIC UTILITY EASEMENT  
(Over A.P.N. 1319-19-411-020)**

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

A strip of land for ingress, egress, and public utility easement purposes located within a portion of the South one-half (S½) of Section 19, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the corner common to Lots 1, 2, 3, and 4, Block 9, of Kingsbury Estates-Unit No. 2 recorded June 6, 1962 in the office of Recorder, Douglas County, Nevada as Document No. 20174;

thence along the line common to said Lots 2 and 4, North 34°28'07" West, 24.56 feet to a point on the westerly line of an existing 20-foot ingress, egress, and public utility easement recorded August 21, 1986 in said office of Recorder in Book 886, at Page 2511, as Document No. 139480, the POINT OF BEGINNING;

thence along said westerly line, the following courses:

South 74°15'00" West, 38.93 feet;

South 61°57'56" West, 50.19 feet to a point on the northerly line of an existing exclusive right-to-use easement as recorded December 29, 1980 in said office of Recorder in Book 1280, at Page 1659, as Document No. 51993;

thence along said northerly line, North 38°02'04" West, 3.42 feet;

thence North 65°51'57" East, 13.74 feet;

thence North 62°05'56" East, 17.53 feet;

thence North 63°04'59" East, 26.95 feet;

thence North 70°45'37" East, 17.95 feet;

thence North 73°09'50" East, 10.06 feet;

thence North 78°06'05" East, 2.60 feet to a point on said line common to Lots 2 and 4;

thence along said common line, South 34°28'07" East, 4.76 feet to the POINT OF BEGINNING, containing 275 square feet, more or less.

The Basis of Bearing of this description is identical with Kingsbury Estates-Unit No. 2 recorded June 6, 1962 in the office of Recorder, Douglas County, Nevada as Document No. 20174.

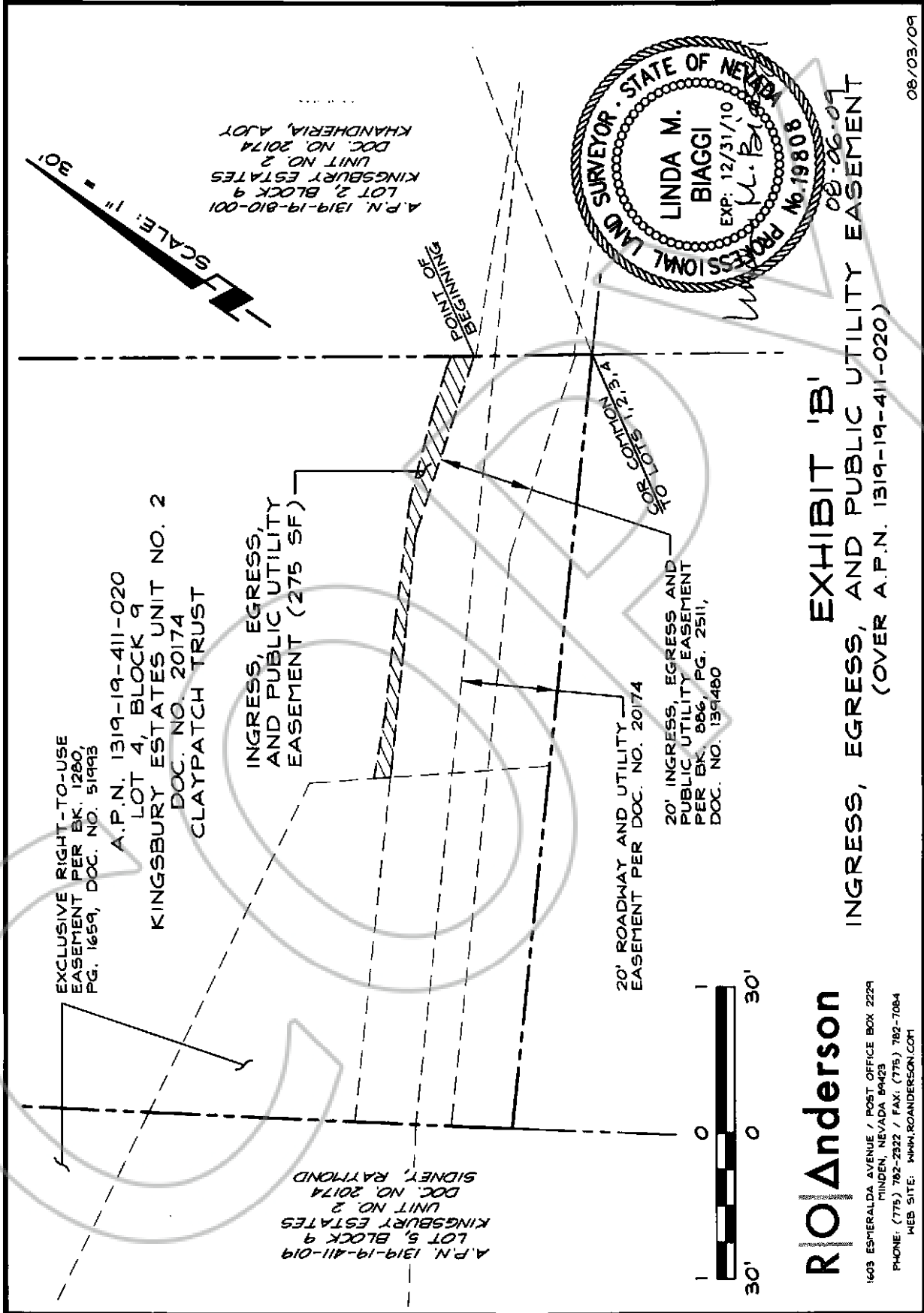
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Note: Refer this description to your title company before incorporating into any legal document.

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





**RO Anderson**

1603 EMERALDA AVENUE / POST OFFICE BOX 2229  
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08/03/09