



A.P.N. 1420-28-601-055
R.P.T.T. #3 - Easement

AFTER RECORDING RETURN TO:

J. D. SULLIVAN, ESQ.
SULLIVAN LAW
1650 Lucerne, Suite 201
Minden, NV 89423

GRANT OF PRIVATE ACCESS EASEMENT

This indenture is made and entered into effective this 14th day of August, 2009, or when earlier or later recorded, by and between DONALD C. JAMES ("Grantor"), and WILLIAM V. MERRILL and KATHY LYNN MERRILL, husband and wife ("Grantee").

WITNESSETH

That for and in consideration of the sum of one hundred dollars (\$100.00), lawful money of the United States of America (and for other good and valuable consideration hereby acknowledged), said Grantor hereby grants to said Grantee, and Grantee's heirs, successors and assigns, a perpetual nonexclusive permanent access easement, running with the land, for motorized and non-motorized ingress, egress, and road purposes, to and from the Grantee's benefitted real property identified as 2919 Cielo Vista Court, Minden, NV, APN 1420-28-601-056 ("benefitted property"), including improvement, maintenance and repair thereof, situate in the County of Douglas, State of Nevada, and burdening the Grantor's real property identified as ±8.11 acres, APN 1420-28-601-055, adjacent to and intersecting Vicky Lane, Minden, NV, at the location more particularly described as:

See Exhibit A, description and map of Private Access Easement, attached hereto and made a part hereof.

The Grant of Easement described herein is valid only as to the Grantee and Grantees' heirs, successors and assigns, as touching and concerning the benefitted property, and shall not be transferable to or benefit any neighbors of Grantee, or third parties or strangers to this Grant of Easement, other than those persons who succeed to Grantee's ownership interest in the benefitted property.



No improvements to the easement shall be made without prior written consent from Grantor.

"Grantor"

By: *Donald C. James*
DONALD C. JAMES

STATE OF NEVADA
COUNTY OF DOUGLAS

ss.

On August 6, 2009, before me, personally appeared DONALD C. JAMES, personally known to me, or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Kathi Wilson
Signature of Notary

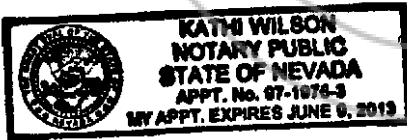




EXHIBIT A-1

1193-008-09

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Page 1 of 1

**DESCRIPTION
PRIVATE ACCESS EASEMENT
(Over A.P.N. 1420-28-601-055)**

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

A strip of land for private access easement purposes located within a portion of the Southwest one-quarter of the Northeast one-quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 28, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of Adjusted A.P.N. 1420-28-601-003 coincident with the easterly line of Vicky Lane as shown on the Record of Survey to Support a Boundary Line Adjustment for The Bill and Kathy Trust and Merrill Construction, Inc. recorded March 18, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 639500;

thence along the westerly boundary of said Adjusted A.P.N. 1420-28-601-003 and said easterly line of Vicky Lane, North 00°08'54" East, 15.00 feet to the POINT OF BEGINNING;

thence continuing along said westerly boundary of said Adjusted A.P.N. 1420-28-601-003 and said easterly line of Vicky Lane, North 00°08'54" East, 30.00 feet;

thence North 89°46'54" East, 362.78 feet;

thence South 00°13'06" East, 45.00 feet to an angle point in the boundary of said Adjusted A.P.N. 1420-28-601-003;

thence along said boundary, South 89°46'54" West, 168.07 feet;

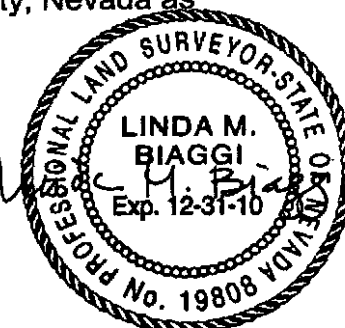
thence North 00°13'06" West, 15.00 feet;

thence South 89°46'54" West, 194.90 feet to the POINT OF BEGINNING, containing 13,407 square feet, more or less.

The Basis of Bearing of this description is identical with the Record of Survey to Support a Boundary Line Adjustment for The Bill and Kathy Trust and Merrill Construction, Inc. recorded March 18, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 639500.

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



07-31-09

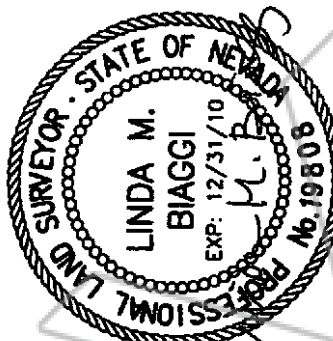
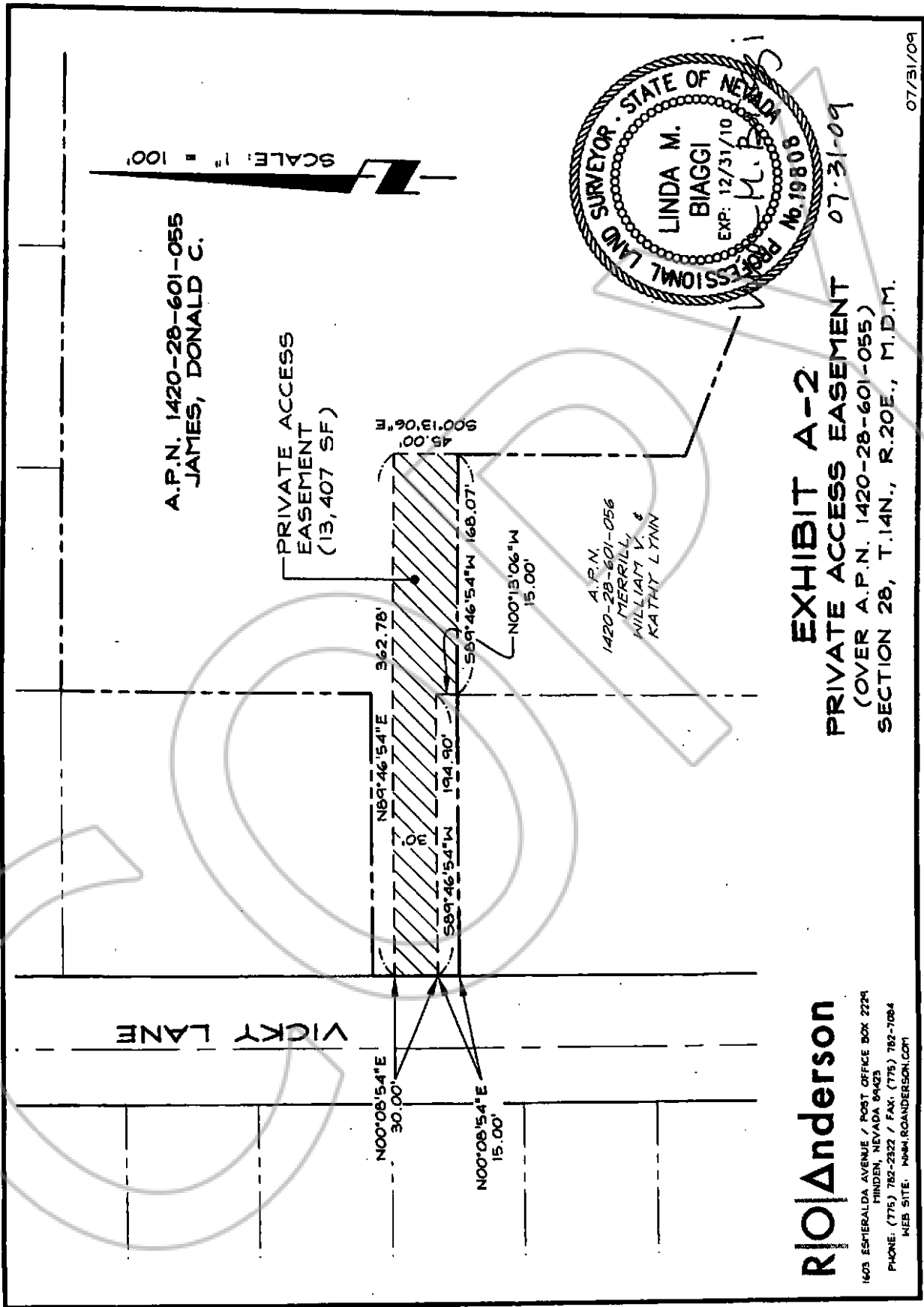


EXHIBIT A-2
PRIVATE ACCESS EASEMENT
 (OVER A.P.N. 1420-28-601-055)
 SECTION 28, T.14N., R.20E., M.D.M.

R/O Anderson

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