

OFFICIAL RECORD

Requested By:

DC/COMMUNITY DEVELOPMENT

Assessor's Parcel Number: 1320-29-501-001
(PORTION OF)

Date: DECEMBER 8, 2009

Recording Requested By:

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 7 Fee: 0.00
BK-1209 PG-1793 RPTT: # 2



Name: MIMI MOSS, COMMUNITY DEVELOPMENT &
CYNTHIA GREGORY, DISTRICT ATTY'S OFC

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

EASEMENT QUITCLAIM DEED #2009.316

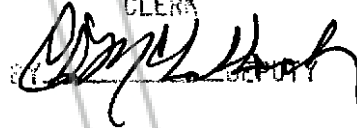
(Title of Document)

FILED

NO. 2009.316

2009 DEC -8 AM 9: 19

TED THIRAN
CLERK



APN: 1320-29-501-001
(portion of)

RECORDED AT THE REQUEST OF:

Cynthea Gregory
District Attorney's Office
Douglas County, Nevada
Post Office Box 218
Minden, Nevada 89423

BK- 1209
PG- 1794
0755195 Page: 2 Of 7 12/08/2009

EASEMENT QUITCLAIM DEED

This deed is made this 3rd day of December 2009 between Monterra 270, LLC., a Nevada Corporation, Grantor(s), and Douglas County, a political subdivision of the State of Nevada, Grantee.

The Grantor(s) and Grantee entered into a Development Agreement dated July 6, 2006, Document No. 0680554, Book 0706, Page 8995-9058, Ordinance 2006-1177. Additionally the Parties entered into a First Amendment dated July 17, 2008, by Document No. 726671 Book 708, Page 2255, Ordinance 2008-1250. Additionally a Second Amendment was entered into by the Parties, Ordinance 2009-1300.

Pursuant to the Development Agreement, as amended, the Grantor(s) for good and valuable consideration, the receipt of which is acknowledged, quitclaims to the Grantee, its agents, employees, successors and assigns forever, any and all of its rights, title, and interest it has or is entitled to receive in the Easement/Right-of-way for Muller Lane, recorded on March 19, 2003, as Document No. 0570465, Book 0303, Page 08632 of the Douglas County Recorder, executed between the Bently Family Limited Partnership and Nevada Northwest, LLC., and Park Cattle Company, as Grantor(s) is the assign and successor-in-interest to Park Cattle Company, Planned Development 02-05, for the location and construction of a road and all necessary incidents thereto, including ingress and egress, upon, over, across and through all of that real property located in Douglas County, Nevada more fully described in Exhibit "A" attached hereto and incorporated into reference, together with all and singular tenements and appurtenances belonging to or in anyway pertaining to the property.

This grant does not relieve the Grantor(s), or any successor owner of the land owned by Grantor(s) from any obligations or conditions to construct Muller Lane Parkway or Heybourne Road pursuant to the conditions of approval for Planned Development 02-05 or the Development Agreement, between the Grantor(s) and Grantee, as amended from time to time.

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Monterra 270, LLC
APN 1320-29-501-001
Easement Quitclaim Deed
Page 1 of 2

The individual executing this Easement Quitclaim Deed on behalf of each party and the partners, officers or trustees of each party, if any, have the legal power, right, and actual authority to bind each party to the terms and conditions of these documents.

GRANTOR(S)
MONTERRA 270, LLC.
a Nevada Limited Liability Company

GRANTEE
DOUGLAS COUNTY,
a political subdivision of the State of Nevada


Name: Mike Lemke
Title: President Syncon Homes,
Manager

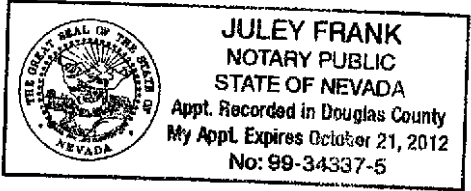

Nancy McDermid, Chair


STATE OF NEVADA)
)ss:
COUNTY of Douglas)

This instrument was acknowledged before me on this 3rd day of December, 2009, by Michael Lemke, on behalf of Monterra 270, LLC.


Notary Public

ATTEST:
TED THRAN, Douglas County Clerk





BY 
CLERK TO THE BOARD



EXHIBIT A

Recording requested by and mail to:

Scarpello, Huss & Oshinski, Ltd.
600 E. William St., Suite 300
Carson City, NV 89701

Mail tax statements to:

Nevada Northwest, LLC
P.O. Box 1700
Dayton, NV 89403

THIS DOCUMENT IS RECORDED AS AN ACCOMMODATION ONLY and without liability for the consideration therefor, or as to the validity or sufficiency of said instrument or for the effect of such recording on the title of the property involved.

EASEMENT/RIGHT-OF-WAY FOR MULLER LANE

BENTLY FAMILY LIMITED PARTNERSHIP ("Grantor") does hereby grant, to NEVADA NORTHWEST, LLC, a Nevada limited liability company (herein "Nevada Northwest") and PARK CATTLE COMPANY, a Nevada corporation (herein "Park Cattle Company") (collectively referred to herein as "Grantees"), and the Grantees' successors and assigns forever, a non-exclusive, perpetual easement/right-of-way for the location and construction of a road and all necessary incidents thereto, including egress and ingress, upon, over, across and through all of that real property located in Douglas County, Nevada more fully described in Exhibit "A" attached hereto and incorporated herein by reference.

Reserving and accepting therefrom all water rights of any kind, including but not limited to, vested, decreed, adjudicated, permitted or certificated, surface or ground.

In accordance with a Land Use Agreement dated the ^{25th} day of February, 2002, Nevada Northwest and Park Cattle Company acknowledge their respective interests in being able to, independently and without the future consent or authorization of one another, convey any and all rights associated with this easement received jointly or severally by Grantees to Douglas County, a political subdivision of the State of Nevada, or its successor (hereinafter "Douglas County") for the location and construction of a road and all necessary incidents thereto as stated herein; and for the purpose of conveying such right, respectively grant to one another a special power of attorney to execute any document or assignment necessary to convey such rights each or both Grantees have received by this Easement.

GRANTOR

BENTLY FAMILY LIMITED PARTNERSHIP

By: Donald E. Bently
DONALD E. BENTLY
General Partner

GRANTEE

NEVADA NORTHWEST, LLC, a Nevada limited liability company

By: Corporate Management Services, Inc. a Nevada corporation
Its: Manager

By: James S. Bradshaw
JAMES S. BRADSHAW
President

PARK CATTLE COMPANY, a Nevada corporation

By: Barbara Park

0570465

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396-47-00
01/29/03
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EXHIBIT 'A'

**DESCRIPTION
PROPOSED MULLER PARKWAY
(EAST OF NEVADA NORTHWEST TO PARK CATTLE CO.)**

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

A strip of land located within portions of the Southwest one-quarter (SW1/4) and the Southeast one-quarter (SE1/4) of Section 20, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the northeast corner of Parcel 1-B as shown on the Map of Division Into Large Parcels LDA 01-059 for Roland and Joan P. Dreyer filed for record November 7, 2001 in the office of Recorder, Douglas County, Nevada as Document No. 527149;

thence North 00°12'21" West, 316.52 feet to the southeasterly terminus of Muller Parkway as filed for record April 5, 2002 in said office of Recorder in Book 0402, at Page 1545, as Document No. 538878, the POINT OF BEGINNING;

thence along the easterly terminus of said Muller Parkway, North 00°12'29" West, 80.00 feet;

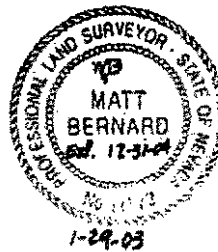
thence North 89°47'31" East, 2613.67 feet to a point on the easterly line of Parcel 20 as shown on Record of Survey #1 to Support a Lot Line Adjustment for Dangberg Holdings Nevada LLC recorded January 18, 2002 in said office of Recorder as Document No. 532717;

thence along said easterly line, South 00°07'29" West, 80.00 feet;

thence South 89°47'31" West, 2613.20 feet to the POINT OF BEGINNING, containing 4.80 acres, more or less.

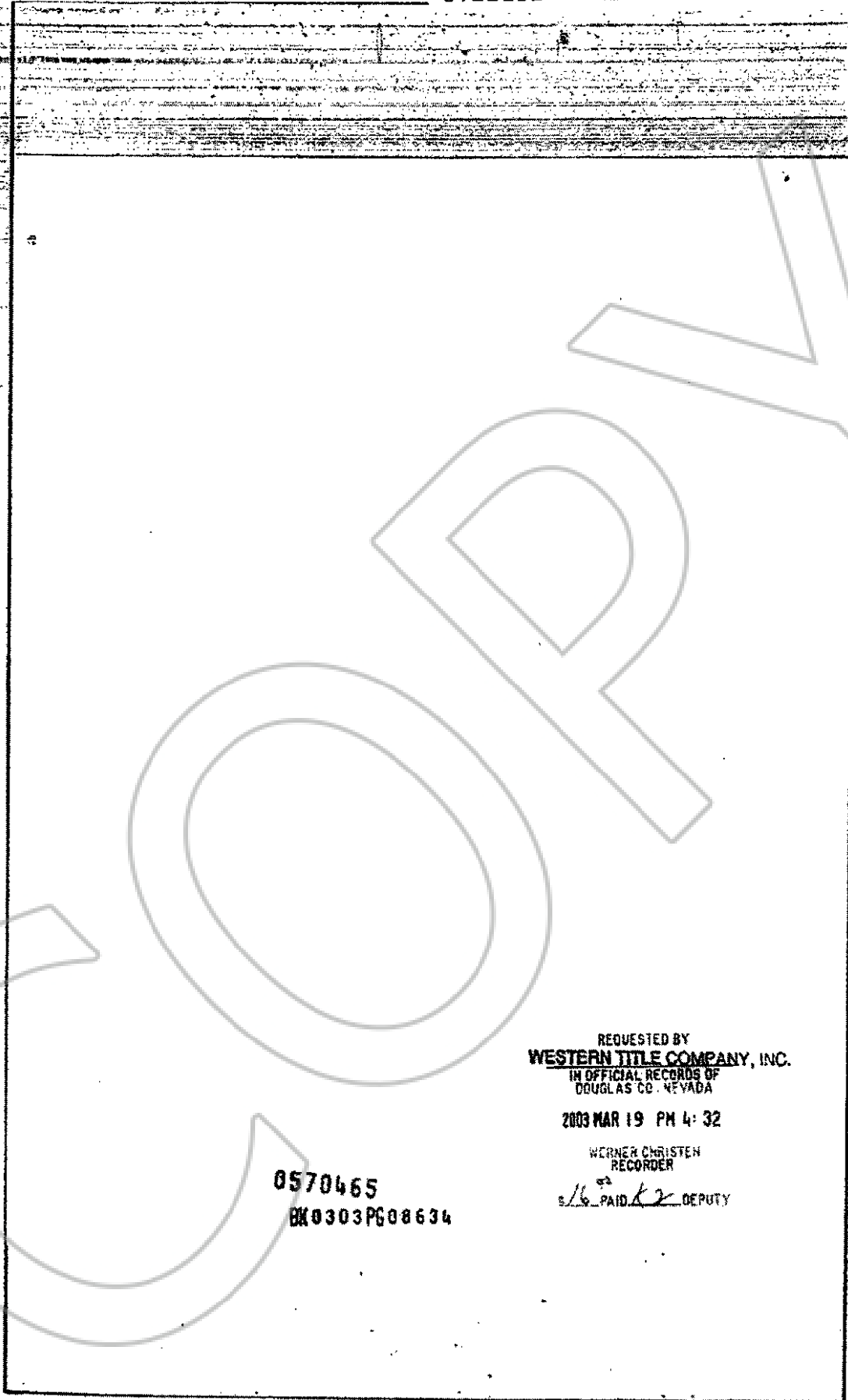
Note: Refer this description to your title company before incorporating into any legal document.

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



0570465

BK0303PG08633



REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

2003 MAR 19 PM 4:32

WERNER CHRISTEN
RECORDER

5/6 PAID *LR* DEPUTY

0570465
BX0303PG08634



COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: Dec 8, 2009
[Signature] Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy