

21-

OFFICIAL RECORD

Requested By:
RESOURCE CONCEPTS

RECORDED AT THE REQUEST OF:
Indian Hills General Improvement District
3394 James Lee Park Drive #A
Carson City, NV 89705

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 8 Fee: 21.00
BK-0410 PG- 5630 RPTT: # 3

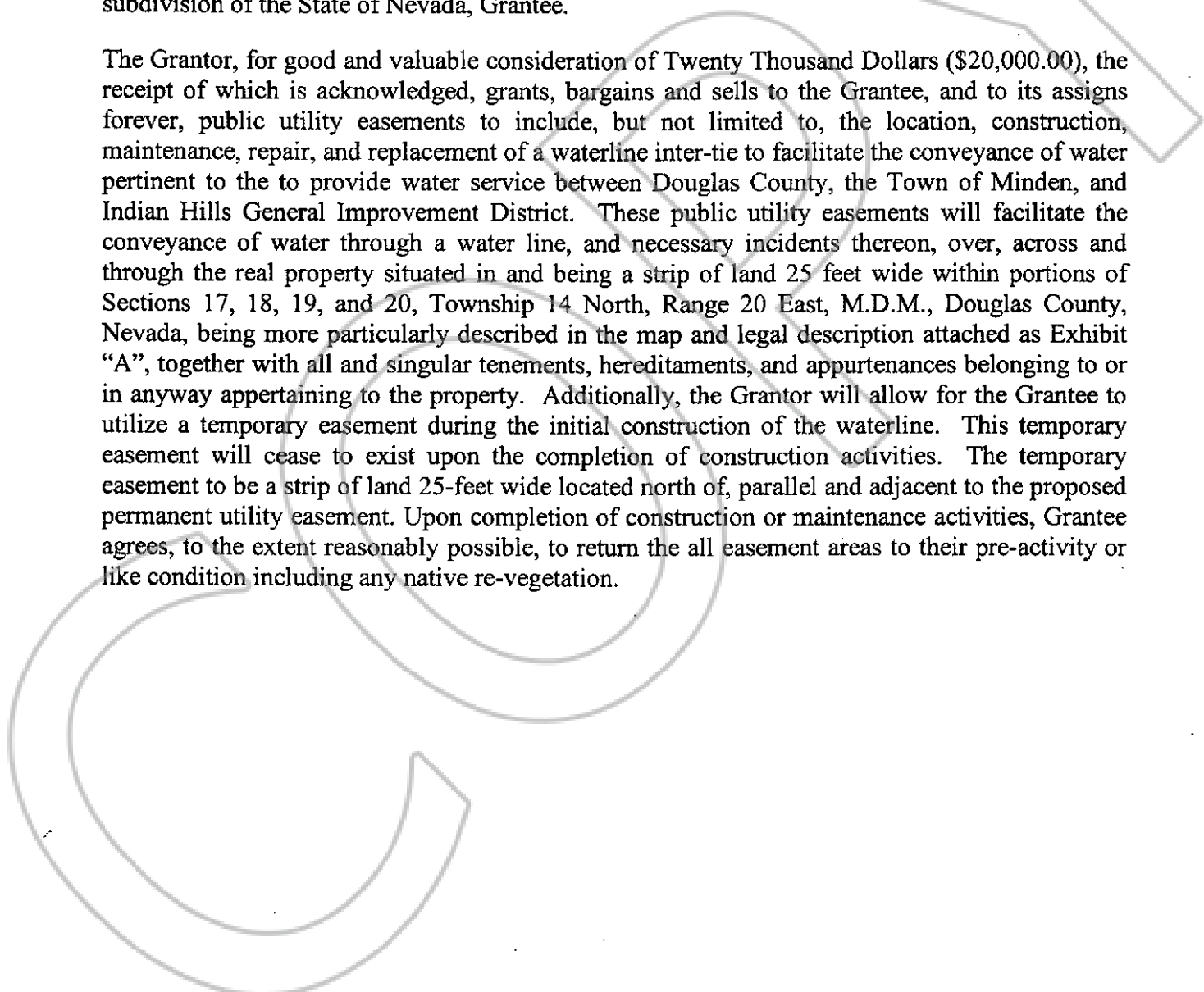
APN 1420-00-002-032 & 1420-00-001-007



GRANT DEED FOR PUBLIC UTILITY EASEMENT

This indenture is made this 26th day of April, 2010 between the Bently Family Limited Partnership, Grantor, and the Indian Hills General Improvement District, a political subdivision of the State of Nevada, Grantee.

The Grantor, for good and valuable consideration of Twenty Thousand Dollars (\$20,000.00), the receipt of which is acknowledged, grants, bargains and sells to the Grantee, and to its assigns forever, public utility easements to include, but not limited to, the location, construction, maintenance, repair, and replacement of a waterline inter-tie to facilitate the conveyance of water pertinent to the to provide water service between Douglas County, the Town of Minden, and Indian Hills General Improvement District. These public utility easements will facilitate the conveyance of water through a water line, and necessary incidents thereon, over, across and through the real property situated in and being a strip of land 25 feet wide within portions of Sections 17, 18, 19, and 20, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada, being more particularly described in the map and legal description attached as Exhibit "A", together with all and singular tenements, hereditaments, and appurtenances belonging to or in anyway appertaining to the property. Additionally, the Grantor will allow for the Grantee to utilize a temporary easement during the initial construction of the waterline. This temporary easement will cease to exist upon the completion of construction activities. The temporary easement to be a strip of land 25-foot wide located north of, parallel and adjacent to the proposed permanent utility easement. Upon completion of construction or maintenance activities, Grantee agrees, to the extent reasonably possible, to return the all easement areas to their pre-activity or like condition including any native re-vegetation.



The Grantor has signed on the day and year above written.

GRANTOR
Bently Limited Partnership

Donald E. Bently
By: Bently Family Limited Partnership
Donald E. Bently, General Partner

State of Nevada
County of Douglas

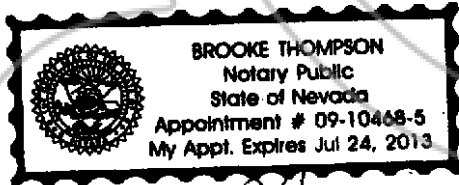
This instrument was acknowledged before me on the 26 day of April, 2010
by Donald E. Bently, General Partner.

Theresa McCoy
Notary Public



State of Nevada
Town of Minden

Accept on behalf of the Indian Hills General
Improvement District
this 28th day of April, 2010.



By: Jim Taylor
Jim Taylor
Manager, Indian Hills General Improvement
District

Brooke Thompson

**BENTLY FAMILY LIMITED PARTNERSHIP
25' WIDE PUBLIC UTILITY EASEMENT
LEGAL DESCRIPTION**

March 25, 2010

A strip of land 25 feet wide within portions of the Southeast one-quarter of Section 18 and the Northeast one-quarter of Section 19, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada, for public utility easement purposes, being more particularly described as follows:

BEGINNING at the Southeast corner of said Section 18;
thence S. 26°22'28" W., along the mean high water line of the Westerly bank of the Carson River, 24.57 feet;
thence S. 89°55'03" E., along a line 22.00 feet Southerly of and parallel to the South line of said Section 18, 1,138.87 feet;
thence N. 82°53'13" W., 175.64 feet to the East one-sixteenth corner of said Sections 18 and 19;
thence N. 00°05'18" W., along the East line of the Southwest one-quarter of the Southeast one-quarter of said Section 18, 25.00 feet;
thence N. 89°55'03" E., 1.57 feet;
thence S. 82°53'13" E., 175.64 feet to a point 3.00 feet Northerly of the South line of said Section 18;
thence N. 89°55'03" E., along a line 3.00 feet Northerly of and parallel to said section line, 1,149.74 feet to a point on said mean high water line of the Westerly bank of the Carson River;
thence S. 26°22'28" W., along said mean high water line, 3.35 feet to the POINT OF BEGINNING.

Containing 33,018 Square Feet more or less.

Basis of Bearing:

The South line of the Southeast one-quarter of Section 18, as shown on Bureau of Land Management Plat of Dependent Resurvey of Township 14 North, Range 20 East, M.D.M., Nevada, dated April 19, 2007. (S. 89°55'00" W.)

PREPARED BY:

Darryl M. Harris, P.L.S. # 6497
Resource Concepts, Inc.
P.O. Box 11796
212 Elks Point Road, Suite 443
Zephyr Cove, NV 89448

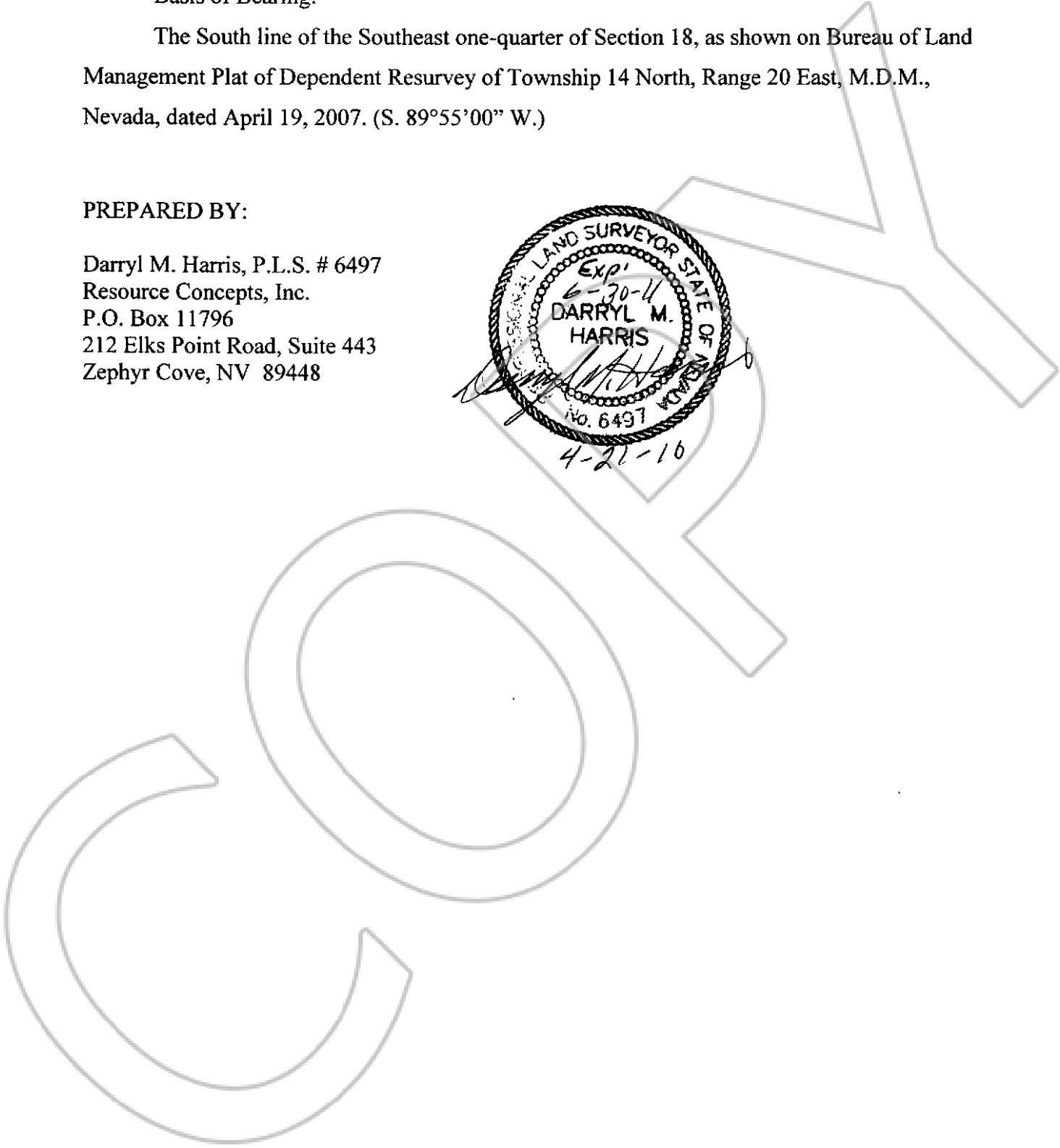
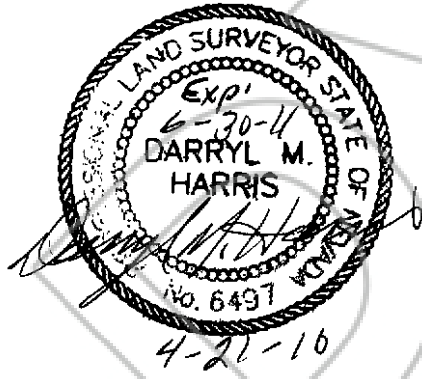
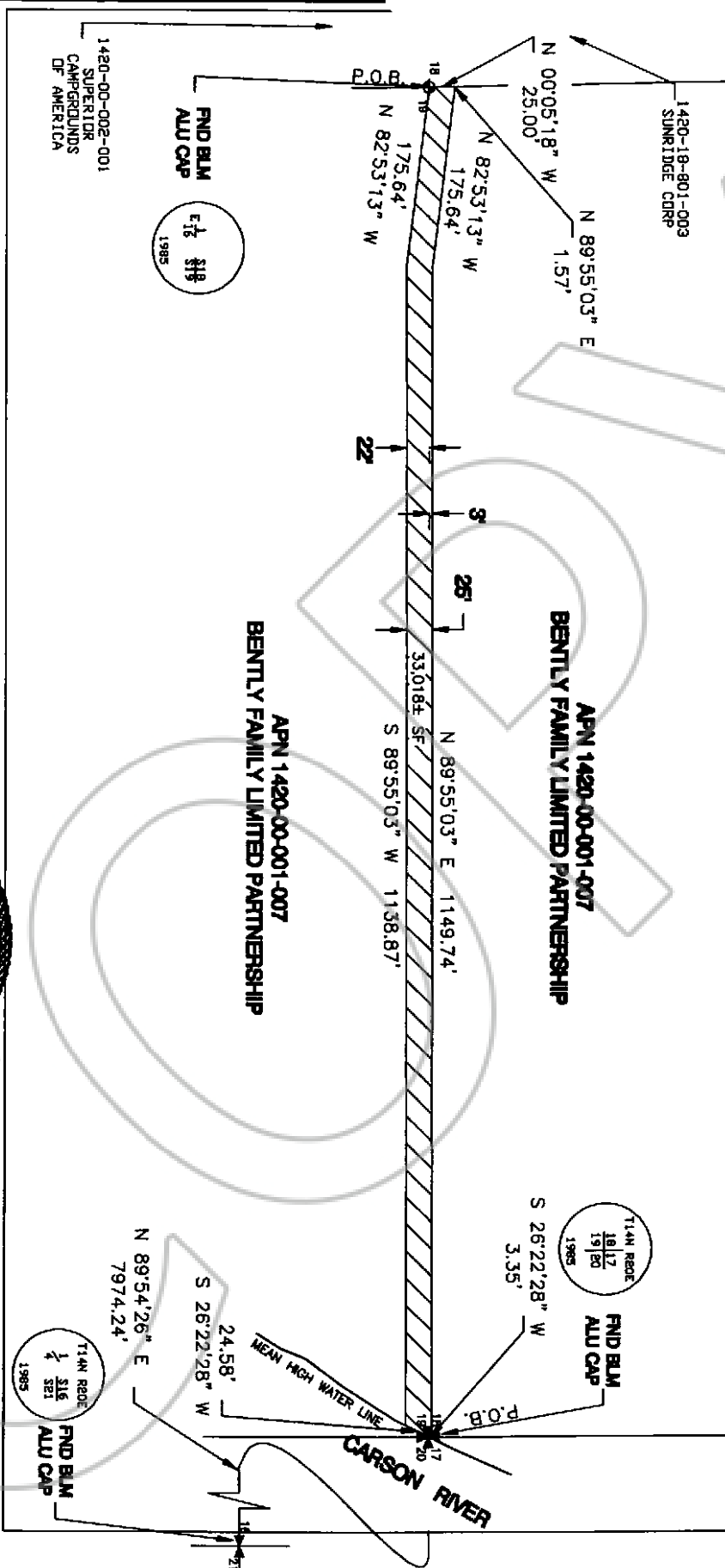
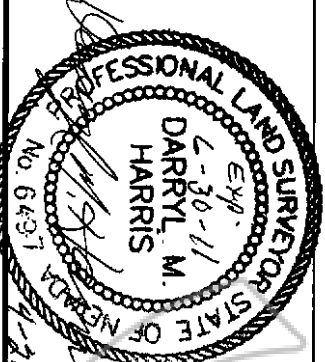


EXHIBIT 'A'
Bentley Family Limited Partnership
25' Public Utility Easement
Area: 33,018± S.F.



- LEGEND**
- ⊙ FOUND MONUMENT AS NOTED
 - ⊕ FOUND SECTION CORNER AS NOTED

SCALE: 1"=150'
 Prepared: 3/26/10



Indian Hills
General Improvement District
Public Utility Easement
 Portions of Sections 18 & 19
 T. 14 N., R. 20 E., M.D.M.
RESOURCE CONCEPTS, INC.

**BENTLY FAMILY LIMITED PARTNERSHIP
25' WIDE PUBLIC UTILITY EASEMENT
LEGAL DESCRIPTION**

March 25, 2010

A strip of land 25 feet wide within portions of the Southwest one-quarter of Section 17 and the Northwest one-quarter of Section 20, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada, for public utility easement purposes, being more particularly described as follows:

BEGINNING at a point being the intersection of the South line of said Section 17 and the mean high water line of the Easterly bank of the Carson River, said point bears N. 89°54'26" E., 153.50 feet from the Southwest corner of said Section 17;

thence N. 21°10'08" E., along said mean high water line of the Easterly bank of the Carson River, 3.22 feet;

thence N. 89°54'26" E., along a line 3.00 feet Northerly of and parallel to said section line, 3,390.73 feet to a point on the Westerly easement line of Heybourne Road;

thence S. 08°41'05" W., along said easement line, 25.30 feet;

thence S. 89°54'26" W., along a line 22.00 feet Northerly of and parallel to said section line, 3,396.28 feet to a point on said mean high water line of the Carson River;

thence N. 20°15'17" E., along said mean high water line, 18.71 feet;

thence N. 21°10'08" E., continuing along said mean high water line, 4.79 feet to the POINT OF BEGINNING.

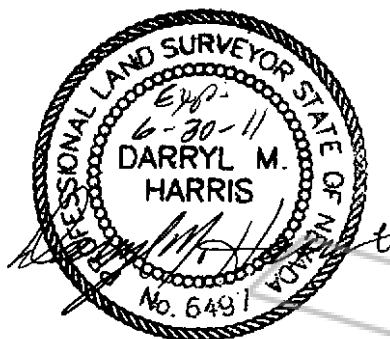
Containing 84,839 Square Feet more or less.

Basis of Bearing:

The South line of the Southeast one-quarter of Section 18, as shown on Bureau of Land Management Plat of Dependent Resurvey of Township 14 North, Range 20 East, Mount Diablo Meridian, Nevada, dated April 19, 2007. (S. 89°55'00" W.)

PREPARED BY:

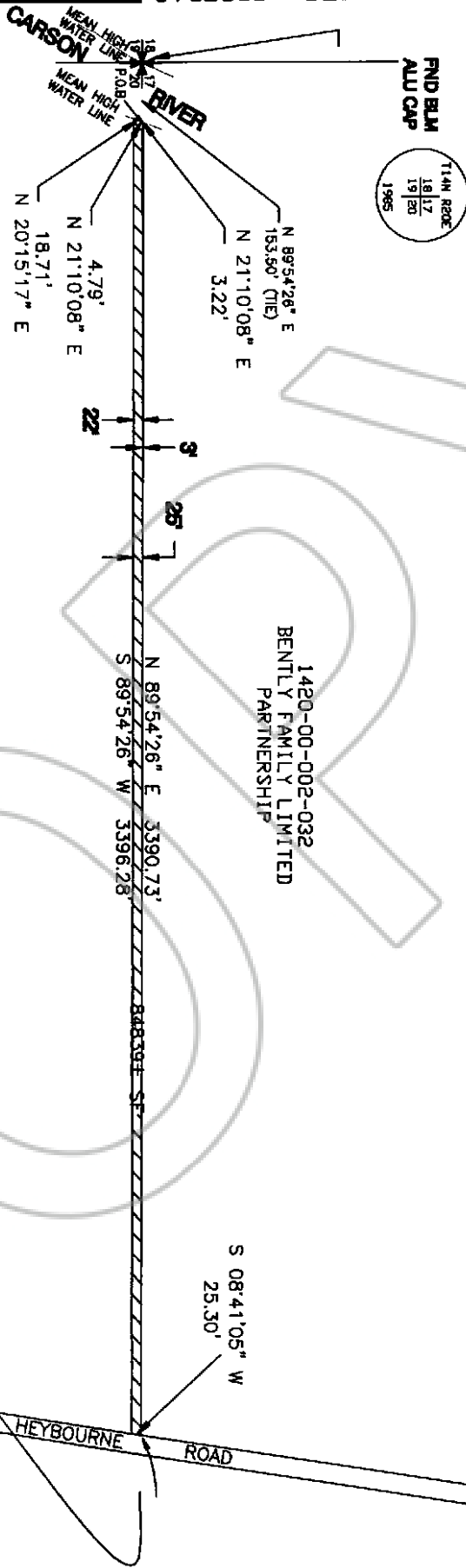
Darryl M. Harris, P.L.S. # 6497
Resource Concepts, Inc.
P.O. Box 11796
212 Elks Point Road, Suite 443
Zephyr Cove, NV 89448



COOPY



EXHIBIT 'A'
Bentley Family Limited Partnership
25 Public Utility Easement
Area: 84,839 ± S.F.

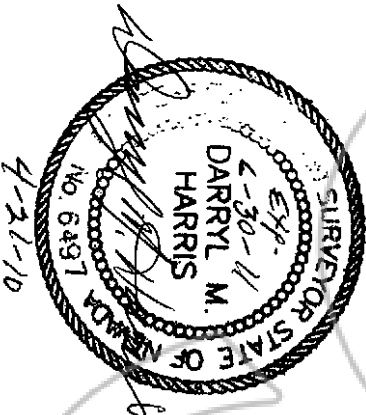


SCALE: 1"=400'
Prepared: 3/26/10



1420-00-002-032
BENTLEY FAMILY LIMITED
PARTNERSHIP

1420-00-002-032
BENTLEY FAMILY LIMITED
PARTNERSHIP



Indian Hills
General Improvement District
Public Utility Easement
Portions of Sections 18 & 19
T. 14 N., R. 20 E., M.D.M.
RESOURCE CONCEPTS, INC.