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DOC # 0769385
08/27/2010 01:07 PM Deputy: DW
OFFICIAL RECORD
Requested By:
GARDNERVILLE RANCHOS GID

RECORDED AT THE REQUEST
OF AND RETURN TO:

GARDNERVILLE RANCHOS
GENERAL IMPROVEMENT DISTRICT
931 MITCH DRIVE
GARDNERVILLE, NEVADA 89410

Douglas County - NV
Karen Ellison - Recorder
Page: 1 Of 6 Fee: 19.00
BK-0810 PG- 6286 RPTT: 0.00



**GRANT OF EASEMENT AND
TEMPORARY CONSTRUCTION EASEMENT**

I, DONNA M. HAGENS, Trustee of the Hagens 2006 Family Trust (hereinafter "Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, in exchange for locating, establishing, constructing, and maintaining a certain storm drain pipe and related appurtenances under the supervision of the Gardnerville Ranchos General Improvement District (hereinafter "GRGID" or "Grantee"), 931 Mitch Drive, Gardnerville, County of Douglas, State of Nevada, do hereby convey, release and grant to GRGID, an easement and right of way for a certain storm drain pipe improvements, more particularly designated and described below, over, under and across real property owned by Grantor and situated in the County of Douglas, State of Nevada, generally described as located in Sections 15, T12N, R20E, MDB&M Douglas County, Nevada, further described as a portion of APN 1220-15-110-049. The route and course for the storm drain pipe improvement easement and construction easement granted by Grantor to Grantee are more particularly described on Exhibit "A" attached hereto and incorporated herein as if set forth in full. A depiction of the easement and construction easement granted by Grantor to Grantee are set forth in Exhibit "B" attached hereto and incorporated herein as if set forth in full.

The real property upon which the easement runs is fully described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Lot 69, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965 as File No. 28309, AND ON June 4, 1965 as File NO. 28377.

APN: 1220-15-110-049.

The right of way and easement conveyed and released by this instrument is for the sole purpose of locating, establishing, constructing, maintaining, cleaning out and repairing, over, under and across the above-described property, a certain storm drain pipe improvement together with related appurtenances, the need for which improvement has been determined, required and approved by GRGID and Grantor as a result of several public meetings and an affirmative vote by the Board of Trustees for GRGID.

This conveyance is based upon the attached description and property conveyed hereby, and includes access to each side of the centerline of such storm drain pipe improvement for the construction and maintenance of such a storm drain pipe improvement, and shall be deemed to include the extreme width of the improvement as shown on the survey thereof.

This conveyance shall be deemed sufficient to vest in GRGID and easement in such lands as described in Exhibit "A" and depicted in Exhibit "B" for the uses and purposes of storm drain pipe improvements and related appurtenances, together with such rights of entry upon, passage over, deposited excavated earth, and storage of material and equipment on such area as may be necessary or useful for the construction of such storm drain pipe improvement and related appurtenances. Such temporary construction easement shall expire 60 days after notice of completion of the storm drain pipe improvement is recorded.

Grantor expressly releases GRGID from any and all claims for damages arising in any way or incident to the location, establishment, construction, and/or maintenance of the storm drain pipe improvement and related appurtenances on Grantor's property for any alterations

or improvements in place by the Grantor to or on the storm drain pipe improvement easement granted hereby.

Grantor agrees for itself, its successors and assigns, not to erect, place or maintain, nor to permit the erection, placement or maintenance of any buildings, planter boxes, earthfill, large trees, large shrubs, block walls, concrete pavement, decking, structures, patios, or other similar improvements that would unreasonable interfere with the ability of GRANTEE to obtain access to the easement of the purposes of repair, placement, or installation of the storm drainage system.

In witness hereof, we have caused this instrument to be executed at Gardnerville, Douglas County, Nevada, on the date indicated below.

GRANTOR:



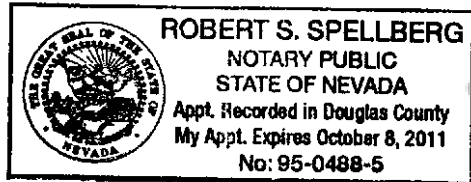
DONNA M. HAGENS, Trustee of the
Hagens 2006 Family Trust

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On August 27, 2010, before me, the undersigned, a Notary Public in and for said County and State, personally appeared DONNA M. HAGENS known to me to be the individuals whose names are subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal.



Robert S. Spellberg

NOTARY PUBLIC

**LEGAL DESCRIPTION
LOT 69
EXHIBIT A**

All that certain real property located within a portion of Section 15, Township 12 North, Range 20 East, M.D.B.& M., being a portion of Lot 69 as shown on the map entitled "Gardnerville Ranchos Unit No. 2", recorded as File #28309, Official Records of Douglas County, Nevada, more particularly described as follows:

STORMDRAIN EASEMENT

The westerly 20.00 feet of said Lot 69.

Containing 4,300 square feet or 0.10 acres, more or less.

TOGETHER WITH

TEMPORARY CONSTRUCTION EASEMENT

A strip of land 5.00 feet in width lying easterly, parallel with and contiguous to the above described Stormdrain easement.

Containing 1,075 square feet or 0.02 acres, more or less.

The basis of bearings for this legal description is based on NAD 83/94 and the U.S. State Plane Coordinate System, Nevada West.

Prepared under the supervision of
David L. Bratcher PLS 14346
800 E. College Parkway
Carson City, NV 89706

END OF DESCRIPTION.

