

APN: 1219-15-002-076


Recording Requested By:
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When Recorded, Mail To:
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Mail Tax Statements To:
✓ Wilfred L. Jones
18319 Pepper Street
Castro Valley, CA 94546

Margaret J. Biggs
896 Bollen Circle
Gardnerville, NV 89460

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons, as per NRS 239B.030.



T. Scott Brooke, Esq.

Douglas County - NV
Karen Ellison - Recorder
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BK-0711 PG- 2028 RPTT: # 3



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

EASEMENT DEED

THIS INDENTURE IS MADE THIS 12th day of July 2011 by WILFRED L. JONES and MARGARET J. BIGGS individually, (hereinafter referred to collectively as "GRANTOR"); to WILFRED L. JONES and MARGARET J. BIGGS individually (hereinafter referred to as "GRANTEE").

WITNESSETH:

That GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, conveys, establishes and creates for the benefit of GRANTEE, its successors and assigns, a non-exclusive roadway and utility easement under, through, over and across, and appurtenant to GRANTOR'S property as set forth in **Exhibit 1** attached hereto.

EXHIBIT 1



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PG- 2030 07/12/2011

COPY

**WILFRED JONES
PRIVATE ACCESS AND UTILITY EASEMENT
LEGAL DESCRIPTION**

March 25, 2011

A strip of land 50 feet wide for private access and utility easement purposes located within the Southeast one-quarter of Section 15, Township 12 North, Range 19 East, MDM, Douglas County, Nevada, 25 feet on both sides of the following described centerline:

BEGINNING at a point on the Easterly boundary line of Adjusted Parcel 1 per Record of Survey to Support a Boundary Line Adjustment, Document No. 754199, which bears N. 01°30'24" W., 1,811.10 feet from the Southeast corner of said Section 15;

thence 246.43 feet along the arc of a non-tangent curve to the left having a radius of 150.00 feet and a central angle of 94°07'45", (chord bears S. 04°16'12" W., 219.64 feet) to a point of reverse curve;

thence 151.34 feet along the arc of a curve to the right having a radius of 200.00 feet and a central angle of 43°21'24", (chord bears S. 21°06'59" E., 147.76 feet), to a point 25 feet distant measured perpendicularly from the Easterly boundary line of said Adjusted Parcel 1;

thence along a line 25 feet westerly of and parallel with said Easterly boundary line, S. 00°33'41" W., 423.85 feet;

thence N. 89°26'46" W., 183.73 feet to a point on the Easterly line of a 50 foot wide private roadway and utility easement as shown on the Record of Survey for Wilfred L. Jones, recorded as Document No. 396678, Official Records of Douglas County, Nevada, which bears N. 10°53'55" W., 1,050.50 feet from said Southeast corner of Section 15, said point being the POINT OF TERMINATION.

The sidelines of this easement shall be lengthened or shortened to begin on the Southwesterly right-of-way line of Foothill Road and end on the Easterly line of said 50 foot wide easement shown on Map Document No. 396678.

Containing 50,269 square feet more or less.

Basis of Bearing:

The Southerly line of Adjusted Parcel 1 as shown on Record of Survey Map Filed for Record September 19, 1996, in Book 996, Page 2753, as Document No. 396678, Official Records of Douglas County, Nevada.

PREPARED BY:

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