

22  
DOC # 0786295  
07/13/2011 10:50 AM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
RO ANDERSON

APN: 1320-30-702-021

RECORDING REQUESTED BY:  
LINDA BIAGGI  
R.O. ANDERSON ENGINEERING, INC.

WHEN RECORDED MAIL TO:  
JOAN C. WRIGHT, ESQ.  
ALLISON, MacKENZIE,  
PAVLAKIS, WRIGHT & FAGAN, LTD.  
402 North Division Street  
P.O. Box 646  
Carson City, NV 89702

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 9 Fee: 22.00  
BK-0711 PG- 2133 RPTT: 0.00



SPACE ABOVE THIS LINE RESERVED FOR  
RECORDER'S USE

The party executing this document hereby affirms  
that this document submitted for recording does  
not contain the social security number of any  
person or persons pursuant to NRS 239B.030

TITLE OF DOCUMENT  
EASEMENT

RERECORDED TO INCLUDE PROPERLY EXECUTED EXHIBITS

APN: 1320-30-702-021

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 6 Fee: 19.00  
BK-0711 PG-0292 RPTT: 0.00

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

✓ JOAN C. WRIGHT, ESQ.  
ALLISON, MacKENZIE,  
PAVLAKIS, WRIGHT & FAGAN, LTD.  
402 North Division Street  
P.O. Box 646  
Carson City, NV 89702

The parties executing this document  
hereby affirm that this document  
submitted for recording does not contain  
the social security number of any  
person or persons pursuant  
to NRS 239B.030

EASEMENT

THIS EASEMENT is made effective as of this 1 day of July,  
2011, by, SUNAGAWA, LTD., a Nevada limited liability company (hereinafter referred to as  
"GRANTOR") and DOUGLAS COUNTY, a governmental agency (hereinafter referred to as  
"GRANTEE");

WITNESSETH:

WHEREAS, GRANTOR owns real property in Douglas County, Nevada  
commonly identified as 1677 Highway 395, Minden, NV, Assessor's Parcel No. 1320-30-702-  
021 (the "Servient Estate"), and more particularly described in Exhibit "A" attached hereto and  
incorporated herein by this reference.

///

WHEREAS, GRANTOR has agreed to grant GRANTEE an easement over and across the Servient Estate for the sole purposes of inspecting, cleaning, maintaining, operating, accessing and repairing a system for the conveyance and distribution of water;

NOW, THEREFORE, in consideration of the above-referenced recitals and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

GRANTOR hereby grants, bargains and sells unto the undersigned GRANTEE, and to its respective successors and assigns, a perpetual non-exclusive easement for the inspection, cleaning, maintenance, operation, access and repair of a system for the conveyance and distribution of water over and across the real property described in Exhibit "B" attached hereto and incorporated herein by this reference and as depicted on the map attached hereto as Exhibit "C" and incorporated herein by this reference.

IN WITNESS WHEREOF, GRANTOR has executed this Easement on the date and year first above written.

SUNAGAWA LTD.,  
a Nevada limited liability company

By: Lee R Rathbun  
LEE RATHBUN,  
Managing Member

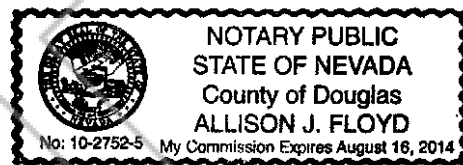
By: Seiko Rathbun  
NOBUKO RATHBUN,  
Managing Member

STATE OF NEVADA )  
COUNTY OF Douglas : ss.

On July 1, 2011, personally appeared before me, a notary public, LEE RATHBUN, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the Managing Member of SUNAGAWA, LTD., a Nevada limited liability company, and who further acknowledged to me that he executed the foregoing Easement on behalf of said company.

Allison J. Floyd  
NOTARY PUBLIC

STATE OF NEVADA )  
COUNTY OF Douglas : ss.



On July 1, 2011, personally appeared before me, a notary public, NOBUKO RATHBUN, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the Managing Member of SUNAGAWA, LTD., a Nevada limited liability company, and who further acknowledged to me that he executed the foregoing Easement on behalf of said company.

Allison J. Floyd  
NOTARY PUBLIC

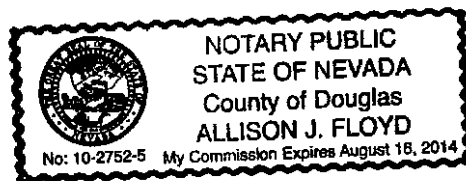


EXHIBIT 'A'

A.P.N. 1320-30-702-021

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

All that certain piece or parcel of land situate in the SE ¼ of Section 30, Township 13 North, Range 20 East, M.D.B.&M., and more particularly described as follows:

Beginning at a point which is South 63°25'00" East, 20.00 feet along the Northerly Right-of-Way of Highway 395, from the Southeast corner of Parcel "C" as shown on the Parcel Map for Keith and Martha E. Cornforth as recorded in Book 874, Page 608, Document No. 74862, Douglas County Recorder's Office, thence through the following courses:

1. North 26°35'00" East, 207.11 feet;
2. South 63°25'00" East, 84.03 feet;
3. South 63°25'00" East, 10.40 feet;
4. South 02°04'21" East, 236.02 feet to the Northerly Right-of-Way of Highway 395;
5. North 63°25'00" West along said Right-of-Way, 208.02 feet to the TRUE POINT OF BEGINNING.

AREA=31,278+/- Sq. Ft.

The Bearing of South 61°59'00" East along the Northerly property line of Parcel "C" as shown on Document No. 74862 was used as the BASIS OF BEARINGS for this description.

*Note: Legal Description previously contained in Document No. 500750, recorded October 4, 2000 in Book 1000, Page 507, Official Records of Douglas County, State of Nevada.*



EXHIBIT 'B'

0828-003  
06/28/11  
Page 1 of 1

**DESCRIPTION**  
**25' WIDE IRRIGATION EASEMENT**  
**(Over A.P.N. 1320-30-702-021)**

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

A twenty-five foot wide (25') strip of land for irrigation easement purposes located within a portion of the Southeast one-quarter (SE¼) of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southeast corner of Adjusted APN 1320-30-702-013 common with the northerly right-of-way line of U.S. Highway 395 as shown on the Record of Survey to Support a Boundary Line Adjustment for Zasadny Family Trust and Sunagawa Ltd. recorded October 4, 2000 in the office of Recorder, Douglas County, Nevada in Book 1000, at Page 499, as Document No. 500747, the POINT OF BEGINNING;

thence along said northerly right-of-way line of U.S. Highway 395, North 63°25'00" West, 28.49 feet;

thence along a line 25-feet westerly of and parallel with the easterly line of said Adjusted APN 1320-30-702-013, North 02°04'21" West, 236.02 feet to the northerly line of said Adjusted APN 1320-30-702-013;

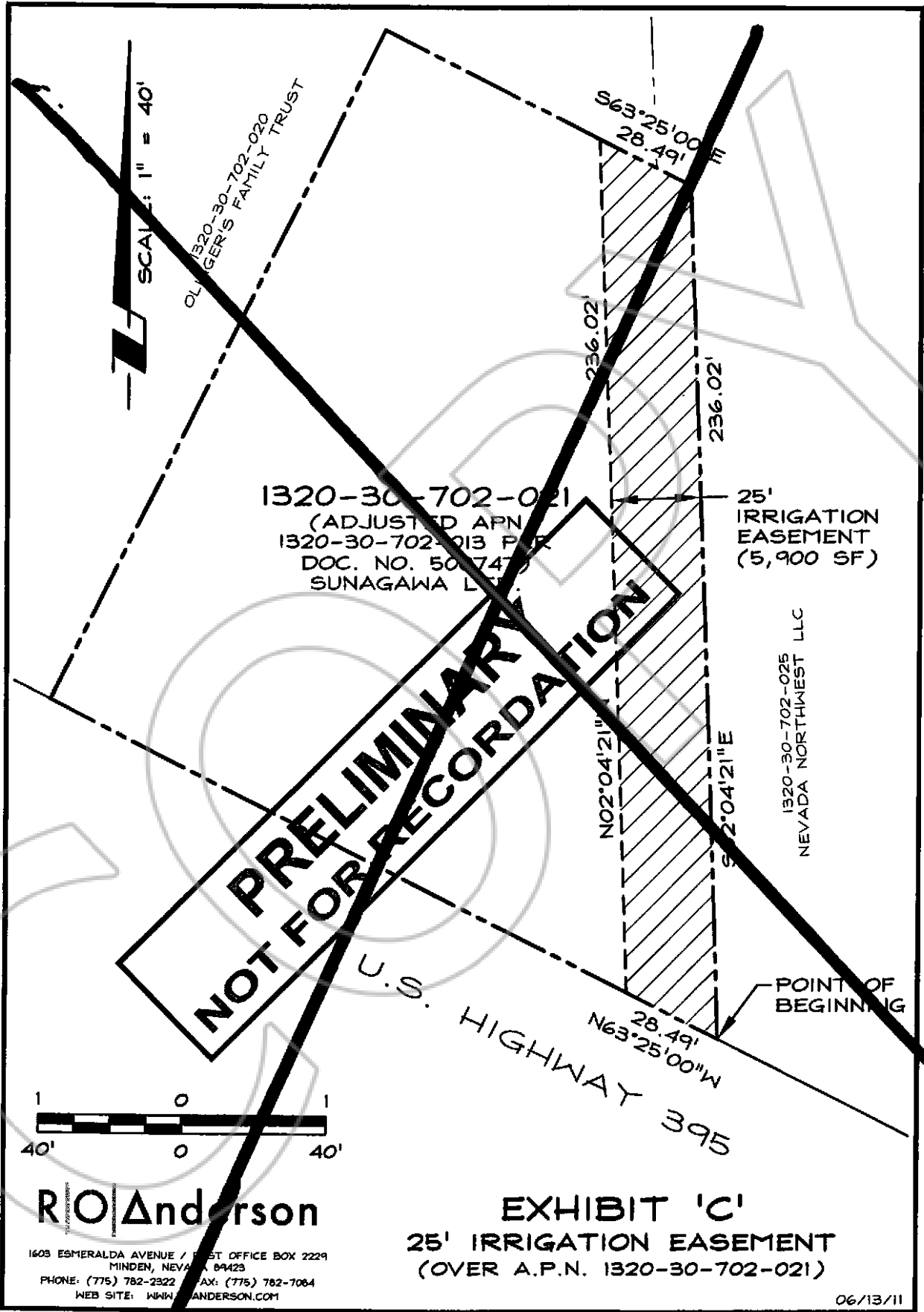
thence along said northerly line, South 63°25'00" East, 28.49 feet to the northeast corner of said Adjusted APN 1320-30-702-013;

thence along said easterly line of Adjusted APN 1320-30-702-013, South 02°04'21" East, 236.02 feet to the POINT OF BEGINNING, containing 5,900 square feet, more or less.

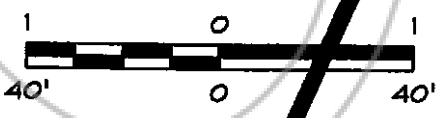
The Basis of Bearing of this description is North 63°25'00" West, the northerly line of U.S. Highway 395 as shown on the Record of Survey to Support a Boundary Line Adjustment for Zasadny Family Trust and Sunagawa Ltd. recorded October 4, 2000 in the office of Recorder, Douglas County, Nevada in Book 1000, at Page 499, as Document No. 500747.

Prepared by: R.C. Anderson Engineering, Inc.  
P.O. Box 2229  
Hinden, Nevada 89423

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**NOT FOR RECORDATION**



**RO Anderson**

1605 ESMERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

**EXHIBIT 'C'**  
**25' IRRIGATION EASEMENT**  
**(OVER A.P.N. 1320-30-702-021)**

06/13/11

EXHIBIT 'B'

0828-003  
06/13/11  
Page 1 of 1

**DESCRIPTION  
25' WIDE IRRIGATION EASEMENT  
(Over A.P.N. 1320-30-702-021)**

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

A twenty-five foot wide (25') strip of land for irrigation easement purposes located within a portion of the Southeast one-quarter (SE $\frac{1}{4}$ ) of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southeast corner of Adjusted APN 1320-30-702-013 common with the northerly right-of-way line of U.S. Highway 395 as shown on the Record of Survey to Support a Boundary Line Adjustment for Zasadny Family Trust and Sunagawa Ltd. recorded October 4, 2000 in the office of Recorder, Douglas County, Nevada in Book 1000, at Page 499, as Document No. 500747, the POINT OF BEGINNING;

thence along said northerly right-of-way line of U.S. Highway 395, North 63°25'00" West, 28.49 feet;

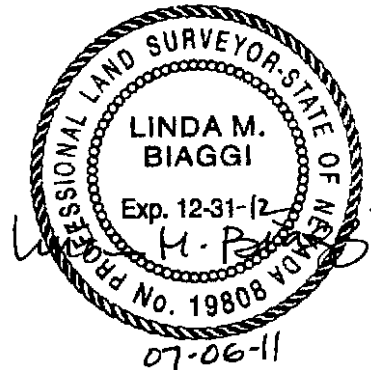
thence along a line 25-feet westerly of and parallel with the easterly line of said Adjusted APN 1320-30-702-013, North 02°04'21" West, 236.02 feet to the northerly line of said Adjusted APN 1320-30-702-013;

thence along said northerly line, South 63°25'00" East, 28.49 feet to the northeast corner of said Adjusted APN 1320-30-702-013;

thence along said easterly line of Adjusted APN 1320-30-702-013, South 02°04'21" East, 236.02 feet to the POINT OF BEGINNING, containing 5,900 square feet, more or less.

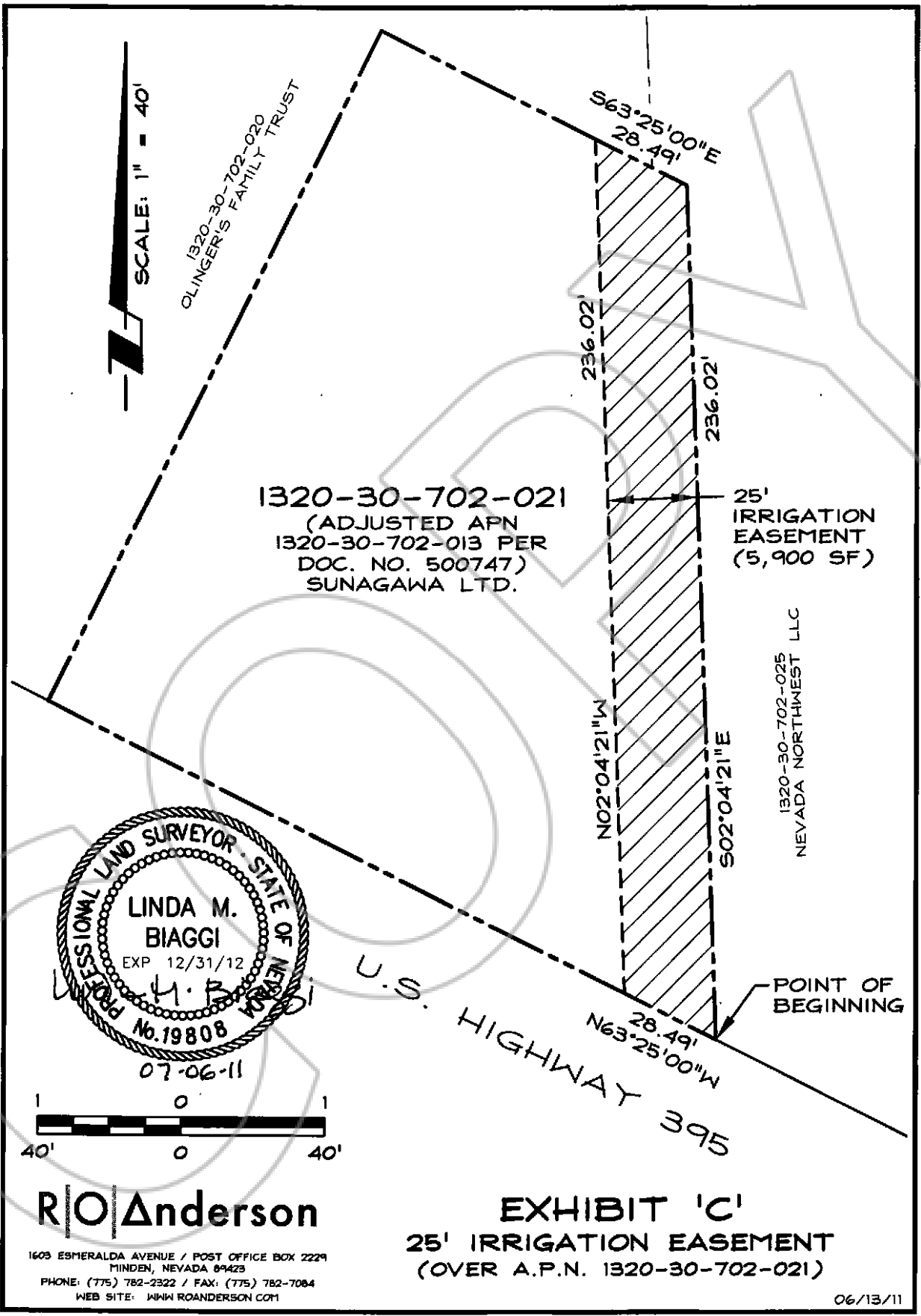
The Basis of Bearing of this description is North 63°25'00" West, the northerly line of U.S. Highway 395 as shown on the Record of Survey to Support a Boundary Line Adjustment for Zasadny Family Trust and Sunagawa Ltd. recorded October 4, 2000 in the office of Recorder, Douglas County, Nevada in Book 1000, at Page 499, as Document No. 500747.

Prepared by: R.O. Anderson Engineering, Inc.  
P.O. Box 2229  
Minden, Nevada 89423





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SCALE: 1" = 40'

1320-30-702-020  
OLINGER'S FAMILY TRUST

1320-30-702-021  
(ADJUSTED APN  
1320-30-702-013 PER  
DOC. NO. 500747)  
SUNAGAWA LTD.

25'  
IRRIGATION  
EASEMENT  
(5,900 SF)

1320-30-702-025  
NEVADA NORTHWEST LLC



U.S. HIGHWAY 395

POINT OF BEGINNING



**R|O|Anderson**

1605 EMERALDA AVENUE / POST OFFICE BOX 2229  
MINDEN, NEVADA 89423  
PHONE: (775) 782-2322 / FAX: (775) 782-7084  
WEB SITE: WWW.ROANDERSON.COM

**EXHIBIT 'C'**  
**25' IRRIGATION EASEMENT**  
**(OVER A.P.N. 1320-30-702-021)**

06/13/11