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OFFICIAL RECORD

Requested By:

McDonald Carano Wilson LLP

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 11 Fee: \$24.00

BK-112 PG-2967 RPTT: 0.00



APN: 1220-23-000-003 and
APN: 1220-23-000-004

Recording Requested By:
Chris McCune, Co-Trustee
Pfrommer & McCune, Ltd.
645 Sierra Rose Drive, Suite 101
Reno, Nevada 89511

When Recorded Mail To:
Chris McCune, Co-Trustee
Pfrommer & McCune, Ltd.
645 Sierra Rose Drive, Suite 101
Reno, Nevada 89511

Mail Tax Statements To:
Current Owners:

APN: 1220-23-000-003
Settelmeier Ranches, Inc.
2388 US Highway 395 N
Minden, NV 89423

APN: 1220-23-000-004
Chris McCune, Co-Trustee
Pfrommer & McCune, Ltd.
645 Sierra Rose Drive, Suite 101
Reno, Nevada 89511

COVER PAGE TO:
ACCESS EASEMENT

AFFIRMATION STATEMENT:

The undersigned hereby affirms that the attached document, including any exhibits, hereby submitted for recording DOES NOT contain the social security number of a person or persons as required by law.

By: *Laurel A. Carano*
Print Name: LAUREL A. CARANO



APN: 1220-23-000-003 and
APN: 1220-23-000-004

ACCESS EASEMENT

THIS ACCESS EASEMENT is entered into February 18th, 2009¹⁶, by and between SETTELMEYER RANCHES, INC., a Nevada Corporation, "Grantor", and CHRIS McCUNE and CHARLOTTE S. BASS, as Successor Co-Trustees of the Residuary Trust created under The Lawrence and Mary Settlemeyer Family Trust dated March 28, 1984, and to their successors and assigns, "Grantee",

WITNESSETH:

WHEREAS, Grantor is the owner of certain real property situate in the County of Douglas, State of Nevada, being Assessor's Parcel No. 1220-023-0000-003, more particularly described in Exhibit "A" attached hereto and made a part hereof as if set out in full herein; and

WHEREAS, Grantee is the owner of certain real property situate in the County of Douglas, State of Nevada, being Assessor's Parcel No. 1220-23-0000-004, more particularly described in Exhibit "B" attached hereto and made a part hereof as is set out in full herein; and

WHEREAS, the Grantor is desirous of formalizing Grantee's ingress and egress across Grantor's property for access to Grantee's property and insuring that continued access; and

WHEREAS, the Grantee is desirous of same.

NOW, THEREFORE, the parties hereto, for valuable consideration, the receipt of which is hereby acknowledged, do hereby agree as follows:

(1) That the parties do hereby establish a non-exclusive easement for ingress and egress and incidental purposes more particularly described in Exhibit "C" attached hereto over the real property situate in the County of Douglas, State of Nevada, described in Exhibit "A" attached hereto.

(2) That said non-exclusive easement shall not be built upon and shall be kept open and unobstructed for the benefit of, and may be used in common by, all respective owners and occupants, present and future, of the respective premises above described, and any buildings erected thereon, for ingress and egress to and from said lands and buildings; said road shall be maintained in common by all respective owners, present and future, of the said lands; and the easement created hereby shall run with and become and be appurtenant to the respective premises above described.

(3) Grantee understands and agrees that this easement is solely for the benefit of the existing one legal parcel and the structures that may be legally constructed on one legal parcel.



This easement will automatically terminate in the event that Grantee or its successors and assigns construct another access to Parcel No. 1220-023-0000-004, or in the event that Grantee or its successors and assigns subdivide Parcel No. 1220-023-0000-004.

(4) This easement is not granted for commercial purposes.

(5) That the parties hereto do further agree that the covenants herein contained shall be binding upon the parties hereto and their successors, heirs and assigns forever.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.

Grantor:

Settelmeyer Ranches, Inc.,
A Nevada corporation:

By: Patricia Settelmeyer
Print: PATRICIA SETTELMAYER
Its: Settelmeyer Ranches Inc

Grantee:

Residuary Trust created under
The Lawrence and Mary Settelmeyer Family Trust
dated March 28, 1984:

By: Chris McCune
CHRIS McCUNE, Successor Co-Trustee

By: Charlotte S. Bass
CHARLOTTE S. BASS, Successor Co-Trustee



STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On ~~January 19~~ ²⁰¹⁰, 2008, before me, a Notary Public in and for said County and State, personally appeared Patricia J. Settlemeyer on behalf of SETTLEMEYER RANCHES, INC., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

My Commission Expires Aug 06 2013



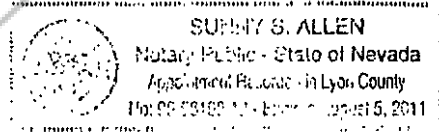
STATE OF NEVADA)
 : ss.
COUNTY OF WASHOE)

On ~~February 9~~ ²⁰¹⁰, 2008, before me, a Notary Public in and for said County and State, personally appeared CHRIS McCUNE, as Successor Co-Trustee of the Residuary Trust created under The Lawrence and Mary Settlemeyer Family Trust dated March 28, 1984, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

My Commission Expires 8/5/2011





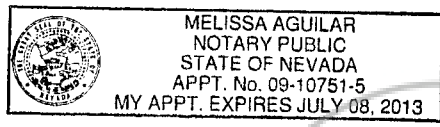
STATE OF NEVADA)
 Douglas : ss.
COUNTY OF ~~WASHOE~~)

On ~~February 18~~ ^{Feb 18}, ~~2008~~ ²⁰¹⁰, before me, a Notary Public in and for said County and State, personally appeared CHARLOTTE S. BASS, as Successor Co-Trustee of the Residuary Trust created under The Lawrence and Mary Settlemyer Family Trust dated March 28, 1984, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Melissa Aguilar*

My Commission Expires July 08, 2013



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EXHIBIT "A"
PROPERTY OWNED BY SETTELMAYER RANCHES, INC.

DOUGALS COUNTY ASSESSOR'S PARCEL NO. 1220-23-000-003

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

PARCEL ONE: Being the Southeast one-quarter of the Northeast one-quarter and the Northeast one-quarter of the Southeast one-quarter of Section 36, Township 14 North, Range 19, East, M.D.B.&M.

PARCEL TWO: Being the South one-half of lots 1 and 2 of the Northwest one-quarter, the same being the South one-half of the Northwest one-quarter, and lots 1 and 2 of the Southwest one-quarter, the same being the Southwest one-quarter, all of Section 31, Township 14 North, Range 20 East, M.D.B.&M.

PARCEL THREE: Being lots 1 and 2 of the Northwest one-quarter and the Southwest one-quarter, the same being the West one-half of Section 6 and lots 1 and 2 of the Northwest one-quarter and the Southwest one-quarter, the same being the West one-half of Section 7, all in Township 13 North, Range 20 East, M.D.B.&M.

PARCEL FOUR: Being all that portion of the West one-half of Section 18, Township 13 North, Range 20 East, M.D.B.&M. lying West of Nevada State Highway Route 3 (U.S. 395) and North of the following described right of way line for Nevada Federal Aid Secondary Highway Route 553 (Genoa Lane);

Beginning at a point on intersection of the Western right of way and fence line for Nevada State Highway Route 3 (U.S. 395) and the Northern right of way and fence line for said Secondary Highway Route 553; which point bears South 81°43'30" West, a distance of 2696.4 feet from the Northeast corner of said Section 18; thence North 89°26'30" West, along said Northern right-of-way line a distance of 2500 feet, more or less, to the Western boundary of said Section 18.

PARCEL FIVE: Being all that portion of Section 23, Township 12 North, Range 20 East, M.D.B.&M. lying North and East of the centerline of the East Fork of the Carson River and all of the South one-half of the Southeast one-quarter of Section 14, Township 12 North, Range 20 East, M.D.B.&M.

Excepting therefrom those portions of the Northeast one-quarter of the Northeast one-quarter of said Section 23 and the Southeast one-quarter of the Southeast one-quarter of said Section 14 lying North and East of the following described line:

Beginning at a point on the Southern boundary of said Northeast one-quarter of the Northeast one-quarter, Section 23 which is Easterly a distance of 522 feet from the Southwest corner of



said Northeast one-quarter of the Northeast one-quarter; thence North 5°52' West, 600 feet to a point; thence West, 182.40 feet to a point; thence North 5°52' West, 970 feet to a point; thence North 9°44' West, 1100 feet to the Northwest corner of said Southeast one-quarter of the Southeast one-quarter of Section 14.

Also excepting therefrom that portion conveyed to Arnold G. Williams or Phyllis G. Williams in Deed dated July 22, 1952 and recorded July 29, 1952 in Book A-1 page 232 Deed of Records of Douglas County, Nevada.

Also excepting that portion conveyed to Ray H. Koenig and Jo Ann Koenig in Deed dated February 16, 1962 and recorded March 27, 1962 in Book 11, Page 110 under File No. 19774.

Also excepting therefrom the lands conveyed in the Deed to Lawrence Settlemeyer recorded March 25, 1965 in Book 30 of Official Records at Page 91, Douglas County, Nevada.

Also excepting therefrom the lands conveyed in the Deed from Arthur A. Settlemeyer, et al., to the United States of America, recorded June 9, 1965, in Book 32 of Official Records at Page 79 and re-recorded August 3, 1965, in Book 33 of Official Records at Page 321, Douglas County, Nevada.

Excepting therefrom Parcels 2, 3, 4, and 5 above, any lands lying within the boundaries of U.S. Highway No. 395.

Excepting therefrom said real property situate, lying and being in the County of Douglas, State of Nevada, being a portion of the NE 1/4 of Government Lot 1 of the NW 1/4 of Section 18, the E 1/2 of Government Lot 1 of the SW 1/4 and the E 1/2 of Government Lot 1 of the NW 1/4 of Section 7, the E 1/2 of Government Lot 1 of the SW 1/4, and the E 1/2 of the E 1/2 of Government Lot 1 of the NW 1/4 and the E 1/2 of the E 1/2 of Government Lot 2 of the NW 1/4 of Section 6, T. 13 N., R 20 E., M.D.M.; the E 1/2 of Government Lot 1 of the SW 1/4, and the SE 1/4 of Government Lot 1 of the NW 1/4 of Section 31, T. 14 N., R 20 E., M.D.M.; and more particularly described by metes and bounds as follows, to wit:

Beginning at an intersection of the north one-sixteenth section line of Section 31, T. 14 N., R 20 E., M.D.M. and the left or westerly right-of-way line of US 395 [Project F-395-1(3)] 80.00 feet left of and at right angles to Highway Engineer's Section "S" 130+07.55 P.O.T.; said point of beginning further described as S. 18°17'29" E. a distance of 7,017.34 feet from the northwest corner of Section 30, T. 14 N., R 20 E., M.D.M.; thence S. 89°00'52" E. along said one-sixteenth section line a distance of 110.01 feet to an intersection with the former left or westerly right-of-way line of said US-395, thence S. 0°37'25" W. along said right-of-way line a distance of 4,648.08 feet to a point; thence S. 0°21'06" W. along said right-of-way line a distance of 10,356.62 feet to an intersection with the northerly right-of-way line of SR-206 (Genoa Lane); thence N. 86°44'54" W. along said northerly right-of-way line a distance of 110.00 feet to an intersection with said left or westerly right-of-way line a distance of



10,355.16 feet to a point; thence N. $0^{\circ}37'25''$ E. along said right-of-way line a distance of 4,649.00 feet to the point of beginning; said parcel contains an area of 37.89 acres, more or less.

Excepting therefrom said real property situate, lying and being in the County of Douglas, State of Nevada, and being a portion of the E 1/2 of Government Lot 1 of the NW 1/4 of Section 18, T. 12 N., R. 20 E., M.D.M.; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at an intersection with the "A" centerline of SR 206 (Genoa Lane) and the left or westerly right-of-way line of US-395 [Project F-395-1(3)] 60.00 feet left of and at right angles to highway Engineer's Station "S" 179.73.75 P.O.T; said point of beginning further described as bearing S. $78^{\circ}01'56''$ E. a distance of 2,421.26 feet from the northwest corner of Section 18, T. 13 N., R. 20 E., M.D.M.; thence N. $0^{\circ}21'06''$ E. along said left or westerly right-of-way line a distance of 30.00 feet to an intersection with the northerly right-of-way line of said Genoa Lane; thence S. $88^{\circ}44'54''$ E. along said right-of-way line a distance of 110 feet to an intersection with the former left or westerly right-of-way line of said US-395; thence S $0^{\circ}21'06''$ W. along said westerly right-of-way line a distance of 30.00 feet to an intersection with said "A" centerline of Genoa Lane; thence N. $88^{\circ}44'54''$ W. along said centerline a distance of 110.00 feet to the point of beginning; said parcel contains an area of 3,300 square feet, more or less.

[NOTE: Per Nev. Rev. Stat. §111.312, this legal description was previously recorded as Document No. 138344 on July 31, 1986]



EXHIBIT "B"
PROPERTY OWNED BY THE RESIDUARY TRUST CREATED UNDER THE
LAWRENCE MARY SETTELMAYER FAMILY TRUST DATED MARCH 28, 1984

DOUGALS COUNTY ASSESSOR'S PARCEL NO. 1220-23-000-004

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

A parcel of land lying within the S 1/2 of the SE 1/4 of Section 14, and the NE 1/4 and N 1/2 of the SE 1/4 of Section 23, T.12N., R.20E., M.D.B.&M., in Douglas County, Nevada. Described as follows:

Beginning at a point on the northeastern right of way line of U.S. Highway 395, and on the south side of the Allerman Canal, which point is further described as bearing N. 35° 01' W; a distance of 2082.00 feet from the east 1/4 corner of said Section 23;

Thence N. 20° 04' W. 1516.13 feet along said right of way line thence from a tangent which bears N. 20°04' W., curving to the left along said right of way line with a radius of 2040.00 feet through a central angle of 3°16', an arc distance of 116.31 feet thence

N. 23°20' W., 796.00 feet at a point on a fence corner thence leaving said right of way line

N. 89°50' E., along a fence line a distance of 747.80 feet thence

S. 9°44' E., 1100.00 feet thence

S. 5°52' E., 970.00 feet thence

East 182.40 feet thence

S. 5°52' E., 600.00 feet thence

West 68.68 feet thence

S. 3°56' E., 246.57 feet to a point on a curve on the northerly right of way line of U.S. Highway 395 thence on the curve to the right with a radius of 3900.00 feet through a central angle of 10°59'20" for a length of 748.00 feet thence

S. 52°00'35" W., 25.00 feet thence

S. 37°59' 25" E., 158.30 feet thence

S. 44°15'09" E., 529.52 feet thence leaving said right of way line

South 318.59 feet to a point on the southerly right of way line of U.S. Highway 395 thence along said right of way line

N. 38°48' W., 825.17 feet thence

N. 51°12' E., 35.00 feet thence

N. 38°48' W., 117.49 feet thence on a tangent which bears N. 38°48' W., curving to the right along said right of way line with a radius of 4040.00 feet through a central angle of 1°37', an arc distance of 113.99 feet thence southerly along the following courses 6 feet east of and parallel to the center line of the High Flyer Irrigation Ditch;

S. 0°17' E., 256.54 feet thence

S. 1°11' E., 41.58 feet thence

S. 3°04' W., 57.95 feet thence



S. 10°44' E., 248.62 feet thence
S. 1°36' W., 61.58 feet thence
S. 52°23' W., 708.00 feet to a point on the east side of the Allerman Canal; thence
N. 47°52' W., 146.30 feet thence
N. 24°41' W., 505.00 feet thence
N. 17°28' W., 384.90 feet thence
N. 5°47' W., 275.00 feet thence
N. 4°17' W., 291.00 feet thence
N. 15°11' W., 58.80 feet thence
N. 26°18' W., 106.90 feet to a point near a fence line; which point bears N. 59°25' W., a distance of 1972.00 feet from the east 1/4 corner of Section 23 thence
N. 79°02' E., along a fence line a distance of 217.30 feet to a fence corner thence
N. 19°25' W., along a fence line a distance of 125.00 feet to a fence corner thence
N. 20°41'35" W., along a fence line a distance of 276.10 feet to a point on the southeast side of the Allerman Canal thence
N. 52°31' E., along the south side of the Allerman Canal a distance of 256.00 feet thence
N. 60°22' E., along the south side of the Allerman Canal a distance of 259.60 feet to the point of beginning.

Excepting therefrom all that portion of said land lying Easterly of the East line of U.S. Highway 395.

[NOTE: Per Nev. Rev. Stat. §111.312, this legal description was previously recorded as Document No. 277578, Book 492, Pages 6312-6315 on April 30, 1992.]



EXHIBIT "C"
ACCESS EASEMENT PROPERTY

DOUGLAS COUNTY ASSESSOR'S PARCEL NO. 1220-23-000-003 Grantor
DOUGLAS COUNTY ASSESSOR'S PARCEL NO. 1220-23-000-004 Grantee

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

A 25' wide easement located on the real property commonly known as Douglas County Assessor's Parcel No. 1220-23-000-003, more fully described on Exhibit "A" hereto, which 25' easement shall begin at the most southern point of said parcel which about north side of Allerman Creek from U.S. Highway 395, and shall run southwesterly from said point along the adjacent property line of Douglas County Assessor's Parcel No. 1220-23-000-004, more fully described on Exhibit "B", and said 25' easement shall end at the south side of the water control structure/bridge over Allerman Creek which was put into operation in the year 2005 and is located approximately 450 feet from the centerline of U.S. Highway 395 North, as it exists on the day of execution of this document, providing the necessary ingress and egress to said parcel identified on Exhibit "B" hereto.

[NOTE: Per Nev. Rev. Stat. §111.312, legal descriptions referenced herein were previously recorded as Document No. 138344 on July 31, 1986 and Document No. 277578, Book 492, pages 6312-6315 on April 30, 1992.]