

When recorded return to the Grantee as follows: DOUGLAS COUNTY P.O. Box 218 Minden, Nevada 89423

A portion of A.P.N. 1320-33-210-063

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

Doc Number: 0822706

04/30/2013 11:33 AM OFFICIAL RECORDS Requested By

R 0 ANDERSON ENGINEERING

DOUGLAS COUNTY RECORDERS Karen Ellison - Recorder

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Deputy: gb

EASEMENT DEED

THIS INDENTURE, made this <u>both</u> day of <u>upon</u>, 2013, by and between, THE RANCH AT GARDNERVILLE 1, LLC, a Nevada limited liability company, hereinafter referred to as "Grantor," and DOUGLAS COUNTY, a political subdivision of the State of Nevada, hereinafter referred to as "Grantee".

WITNESSETH:

WHEREAS, the Grantor is the owner of that certain parcel of land located in Douglas County, Nevada generally described as Assessor's Parcel Number 1320-33-210-063 ("Property");

WHEREAS, Grantor agrees to provide to Grantee a pedestrian trail easement on a portion of the Property for the benefit of Grantee.

NOW THEREFORE, the undersigned Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and deliver unto Grantee, its successors and assigns, a non-exclusive easement for purposes of locating a pedestrian trail on that portion of the Property more particularly



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described and depicted on Exhibit "A" which is incorporated by this reference as if fully set forth herein. This grant of easement shall run with the land and shall be binding upon and shall inure to the benefit of the Grantee, its heirs, successors and assigns.

TO HAVE AND TO HOLD said easement unto Grantee and unto its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on the day and year first above written.

THE RANCH AT GARDNERVILLE 1, LLC, a Nevada limited liability company

By: WEALTH STRATEGIES
DEVELOPMENT, INC., Manager

: (aue & Milliam) CARRIE L. McANINCH President

STATE OF NEVADA

COUNTY OF COUNTY :

SS.

NICOLE D. KENNEDY
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 11-4803-5
MY APPT EXPIRES MARCH 13, 2014

Ment D. Kennedy NOTARY PUBLIC



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EXHIBIT "A"

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DESCRIPTION PEDESTRIAN TRAIL EASEMENT (Over A.P.N. 1320-32-210-063)

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

A twenty-five foot (25') wide strip of land for pedestrian trail purposes located within a portion of the Northeast one-quarter (NE) of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the northwesterly corner of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 799923, the POINT OF BEGINNING:

thence along the northerly boundary of said Remainder parcel, South 89°42'55" East. 25.00 feet;

thence parallel with and offset easterly 25 feet from the westerly line of said Remainder parcel, South 00°20'20" West, 289.44 feet to the southerly line of said Remainder parcel;

thence along said southerly line, North 42°44'35" West, 36.60 feet; thence along said westerly line, North 00°20'20" East, 262.68 feet to the POINT OF BEGINNING, containing 6,902 square feet, more or less.

The Basis of Bearing of this description is South 89°42'55" East, the north line of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 799923.

Prepared By: R.O. ANDERSON ENGINEERING, INC.

P.O. Box 2229

Minden, Nevada 89423

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