

n/f

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

Doc Number: **0822706**

04/30/2013 11:33 AM

OFFICIAL RECORDS

Requested By  
R O ANDERSON ENGINEERING

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 4 Fee: \$ 17.00  
Bk: 0413 Pg: 8856 RPTT # 2



Deputy: gb

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.

EASEMENT DEED

THIS INDENTURE, made this 30<sup>th</sup> day of April, 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



EXHIBIT "A"

0028-075-13  
04/25/13  
Page 1 of 1

**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;

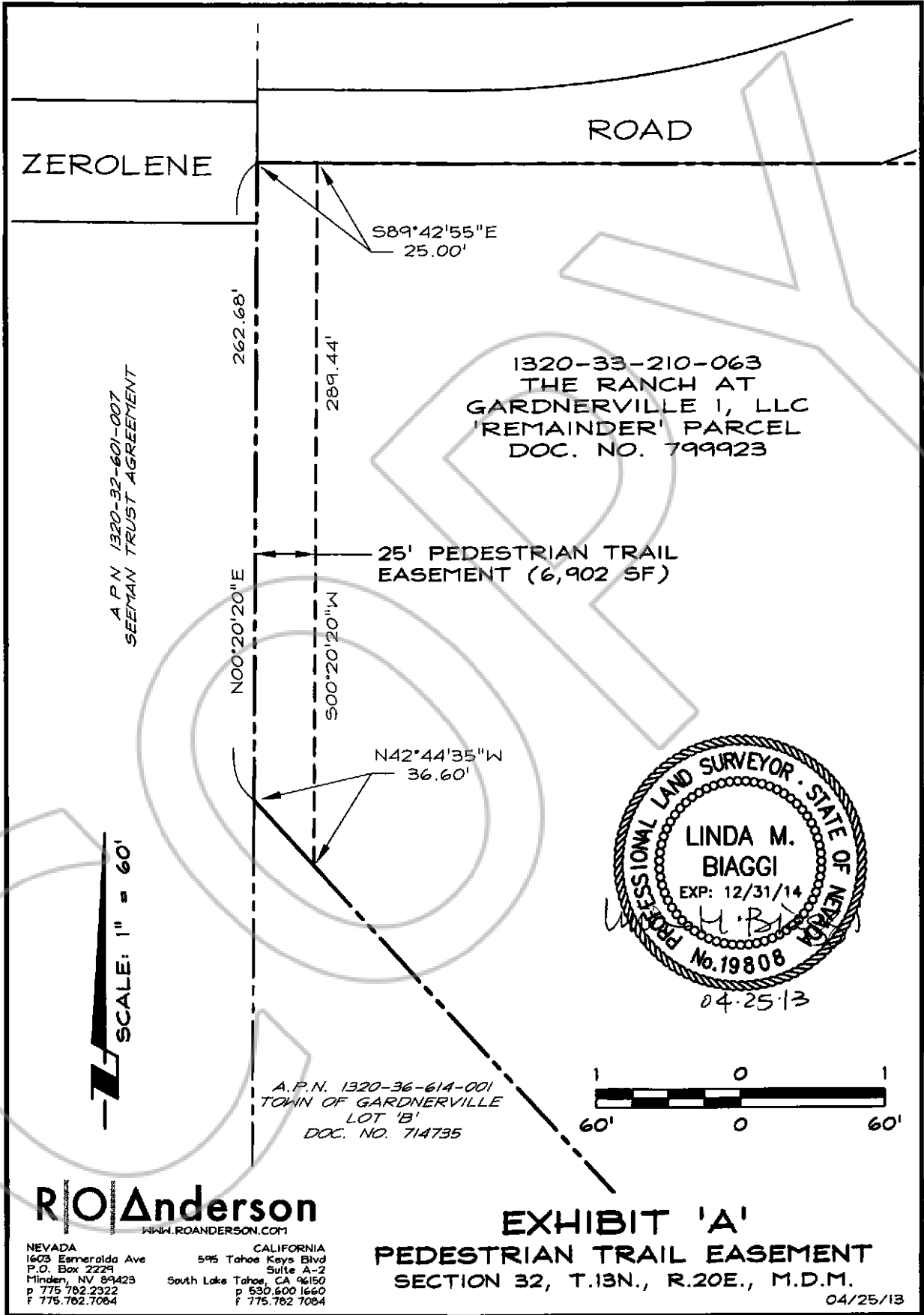
thence along said westerly line, North 00°20'20" East, 262.68 feet to the POINT OF BEGINNING, containing 6,902 square feet, more or less.

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



04-25-13



T:\Client Files\0028\0028-075\CAD\Survey\Exhibits\0028-075PED EASE.dwg 4/25/2013 8:22:11 AM Linda M. Biaggi