

Doc Number: **0825528**

06/17/2013 03:46 PM

OFFICIAL RECORDS

Requested By
TSI TITLE & ESCROW

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 4 Fee: \$ 17.00
Bk: 0613 Pg: 4458 RPTT # 3



Deputy: sg

A.P. N.: 1318-26-101-002
Escrow No.: 13-52270-TO
R.P.T.T.: -0- Exempt # 3

WHEN RECORDED MAIL TO:
MICHELSEN KINGSBURY STATION
P.O. BOX 2010
STAELINE, NV 89449

GRANT, BARGAIN and SALE EASEMENT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

MIKE'S GASAMART, A NEVADA GENERAL PARTNERSHIP.

do(es) hereby GRANT, BARGAIN and SELL

MICHELSEN KINGSBURY STATION, A NEVADA LLC.

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

A NON-EXCLUSIVE INGRESS / EGRESS EASEMENT TO BE APPURTENANT TO THE PROPERTY
COMMONLY KNOWN AS ASSESSOR'S PARCEL NUMBER 1318-26-101-003.

SEE ATTACHED NON-EXCLUSIVE INGRESS / EGRESS DESCRIPTION:

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any,
thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 6/6/13

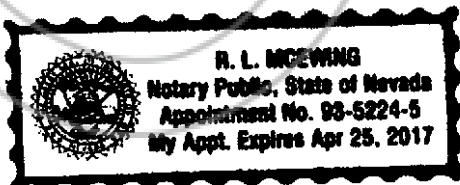
[Signature]
GARY A. MICHELSEN PARTNER;
MIKE'S GASAMART

[Signature]
RONALD J. MICHELSEN; PARTNER
MIKE'S GASAMART

State of Nevada }
County of Douglas } ss:

On 6-6-2013
Before me, a Notary Public, personally appeared
Gary A. Michelsen

personally known to me -or- [] proved to me on the basis of satisfactory evidence to be the person(s)
whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they
executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument



WITNESS my hand and official seal

[Signature]
NAME (TYPED OR PRINTED)

May 06, 2013
13043

**DESCRIPTION
INGRESS/EGRESS EASEMENT**

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

All that portion of the Parcel described in that Quitclaim filed for record on December 19, 1989 in Book 1289, Page 2084, more particularly described as follows:

Beginning at the North most point of said Parcel,

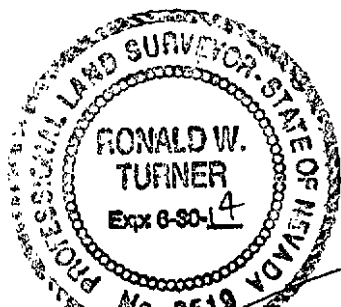
thence South 10°12'28" East 100.44 feet;
thence South 81°11'57" West 48.78 feet;
thence North 10°12'28" West 99.27 feet;
thence along a non-tangent curve concave to the Southeast having a radius of 960.00 feet, a central angle of 02°54'40", and an arc length of 48.77 feet, the chord of said curve bears North 79°49'49" East 48.77 feet to the Point of Beginning.

Containing 4,880 square feet, more or less.

The Basis of Bearing for this description is the above referenced Quitclaim deed per Book 1289, Page 2084

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



Ronald W. Turner

DATE 5/2013 JOB No 13043
PROJECT EASEMENT EXHIBIT
BY SW PAGE 1 OF 1
217 KINGSBURY GRADE, DOUGLAS CO, NV
A.P.N. 1318-26-101-002

L=48.77'
R=960.00'
 $\Delta=02^{\circ}54'40''$
CH=48.77'
CH=N $79^{\circ}49'49''$ E

1" = 20'

S . R . 2 0 7

PARCEL PER
BK.1289, PAGE 2084

INGRESS/EGRESS
EASEMENT
4,880 SQ.FT.±

N $10^{\circ}12'28''$ W 99.27'

N $10^{\circ}12'28''$ W 100.44'

N $81^{\circ}11'57''$ E
48.78'

A.P.N. 1318-26-101-003



Ronald W. Turner

TA TURNER & ASSOCIATES, INC.

LAND SURVEYING

(775) 598-5598

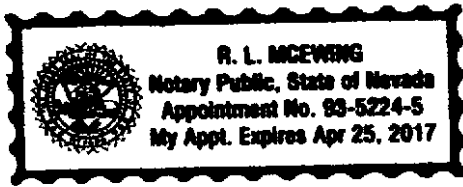
308 DORLA LOUPT, SUITE 203
ROUND HILL, NEVADA

P.O. BOX 5067 - STATELINE NEVADA 89449

PROJECT FILE 13043

NEVADA SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT N.R.S. 240.166

State of Nevada
County of Douglas } ss.



This instrument was acknowledged before me on this
the 7th day of June, 2013, by

(1) Ronald J. Michelsen
Name of Signer

(2) and _____
Name of Signer

Signature of Notary Public

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Easement GBS

Document Date: 6/6/13 Number of Pages: 3

Signer(s) Other Than Named Above: Gary A. Michelsen

RIGHT THUMBPRINT OF SIGNER #1
Top of thumb here

RIGHT THUMBPRINT OF SIGNER #2
Top of thumb here