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OFFICIAL RECORDS

Requested By
WOODBURN & WEDGE

A.P.N. 1419-10-000-01
011

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 7 Fee: \$ 20.00
Bk: 0913 Pg: 6366 RPTT # 7



The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

GRANT, BARGAIN AND SALE DEED

THIS GRANT, BARGAIN AND SALE DEED is made by and between JOSEPH SCHNEIDER (hereinafter referred to as "Grantor"), and JOSEPH SCHNEIDER and REBECCA ANN SCHNEIDER, Trustees of the SCHNEIDER FAMILY TRUST, dated 9-18, 2013 (hereinafter referred to as "Grantees").

WITNESSETH:

WHEREAS, Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to him in hand paid by the Grantees, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN and SELL unto the Grantees and to their successors and assigns forever, all the right, title and interest in that certain real property situate, lying and being in the County of Douglas, State of Nevada, and more particularly described in Exhibit "A" attached hereto.

TOGETHER WITH the appurtenances and all rents, issues and profits thereof, and all right, title and interest of the Grantor therein or thereto, or which he may hereafter acquire.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto the Grantees, their successors and assigns forever.

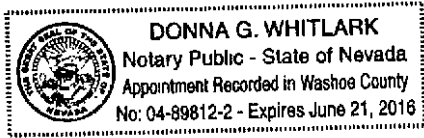
IN WITNESS WHEREOF, Grantor has executed these presents this 18 day of September 2013.

GRANTOR:

Joseph Schneider
JOSEPH SCHNEIDER

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on Sept. 18, 2013, by JOSEPH SCHNEIDER.



Donna G. Whitlark
NOTARY PUBLIC

Recording Requested by
and Return to:

✓ Don L. Ross, Esq.
Woodburn and Wedge
P.O. Box 2311
Reno, NV 89505

Send Tax Statements To Grantee:

Joseph and Rebecca Ann Schneider, Trustees
4799 Cougarcreek Trail
Reno, NV 89519



EXHIBIT "A"

1. Parcel 1 as set forth on the certain tentative Map of Division into Large Parcels #LDA 99-076 for the Estate of Harry R. Schneider being a portion of Sections 2, 3, 4, 9, 10 & 15 Township 14 North Range 19 East, M.D.B.&M. filed for record in the Office of the County Recorder of Douglas County, State of Nevada on January 24, 2000, in Book 0100, at page 3481, as Document No. 484935, Assessor's Parcel No. 1419-10-000-01.
 - a. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.
 - b. Together with 6.25% of Clear Creek water rights as set forth in the Decree of Court, Case No. 1020, State of Nevada, in District Court, Second Judicial Court, County of Ormsby dated July 22, 1872, including any pipelines, ditch rights and easements for transporting Clear Creek water that currently run with the land conveyed herein.
 - c. Including an exclusive easement for the purpose of transporting water from Clear Creek or its tributary through an 8 inch pipe or open ditch to Parcel 1 as set forth on the certain tentative Map of Division into Large Parcels for the Estate of Harry R. Schneider being a portion of Sections 2, 3, 4, 9, 10 & 15 Township 14 North, Range 19 East, M.D.B.&M. filed for record in the office of County Recorder of Douglas County, State of Nevada on January 24, 2000, in Book 0100, at Page 3481, as Document No. 484935.

This easement shall be 20 feet wide, the centerline of which is described as follows:

That portion of Section 4, 9, and 10, Township 14 North, Range 19 East, M.D.B.&M., located in the County of Douglas, State of Nevada, described as follows:

A 20-foot-wide easement, the centerline of which is an existing 8 inch pipe and open ditch, more particularly described as follows:

Beginning at a point which is approximately 3300 feet North along the Section line from the Section corner common to 4, 5, 8, and 9, T. 14 N., R. 19 E., M.D.B.&M., as shown on Document No. 484935, thence through the following courses:

1. Southeasterly through Section 4 meandering through gullies following existing contour lines to establish constant flow to a point approximately 500 feet from the South line of Section 4, said point being the end of an 8 inch pipeline and the beginning of an open ditch;

2. Southeasterly through Section 4, 9, and 10 to the ¼ line of Section 10 and end of description.

The present method of transporting the water is partly an 8 inch pipe and partly through an open ditch. The owner of this Parcel 1 will consent that the owner of Parcel 2 of the same large parcel map described above may move this easement in the future due to development of Parcel 2 of the same large parcel map as described above. However, any movement of the water pipe or ditch easement will be done upon the following conditions:

- a. The Parcel 2 owner to pay for all costs of the movement of the easement and water line.
 - b. The Parcel 2 owner may change the open ditch to an 8 inch buried pipe.
 - c. The original point of diversion of the 8 inch pipe may not be moved and the point where the easement and water line presently leave Parcel 2 and enter Parcel 1 will not be changed.
 - d. The present water capacity of the 8 inch line and the flow of water off Parcel 2 onto Parcel 1 shall not be diminished.
- d. Further including an exclusive easement for the purpose of transporting water from that certain 8 inch underground pipe currently owned and being operated by Incline Village General Improvement District for the transportation of treated sewer water to Parcel 1 as set forth on the certain tentative Map of Division into Large Parcels for the Estate of Harry R. Schneider being a portion of Sections 2, 3, 4, 9, 10 & 15 Township 14 North, Range 19 East, M.D.B.&M. filed for record in the Office of the County Recorder of Douglas County, State of Nevada on January 24, 2000, in Book 0100, at Page 3481, as Document No. 484935.

This easement shall be 20 feet wide, the centerline of which is described as follows: That portion of Section 3 and 4, Township 14 North, Range 19 East, M.D.B.&M., located in the County of Douglas, State of Nevada, described as follows:

A 20-foot-wide easement, the centerline of which is an existing pipe, more particularly described as follows:

Beginning at a point, which is a junction box, on the main effluent line per Document No. 48205, approximately, North 82° East, 320 feet from the Section corner common to Section 3, 4, 9, and 10, T. 14 N., R. 19 E., M.D.B.&M, as shown on Document No. 484935, thence through the following courses:

1. Southeasterly through Section 3 and then through Section 4, meandering through a gully until it reaches the ¼ line of said Section 10 and end of description. The owner

of this Parcel 1 will consent that the owner of Parcel 2 of the same large parcel map described above may move this easement in the future due to development of Parcel 2 of the same large parcel map as described above. However, any movement of the water pipe easement will be done upon the following conditions:

- a. Parcel 2 owner to pay for all costs of the movement of the easement and water line.
- b. The original point of diversion of the 8 inch pipe may not be moved and the point where the easement and water line presently leave Parcel 2 and enter Parcel 1 will not be changed.
- c. The present water capacity of the 8 inch line and the flow of water off Parcel 2 onto Parcel 1 shall not be diminished.
- e. Further including an exclusive easement for the purpose of transporting water from that certain 8 inch underground pipe currently owned and being operated by Incline Village General Improvement District for the transportation of treated sewer water to Parcel 1 as set forth on the certain tentative Map of Division into Large Parcels for the Estate of Harry R. Schneider being a portion of Sections 2, 3, 4, 9, 10, & 15 Township 14 North, Range 19 East, M.D.B.&M filed for record in the Office of the County Recorder of Douglas County, State of Nevada on January 24, 2000, in Book 0100, at Page 3481, as Document No. 484935.

This easement shall be 20 feet wide, the centerline of which is described as follows:

That portion of Section 10, Township 14 North, Range 19 East, M.D.B&M., located in the County of Douglas, State of Nevada, described as follows:

A 20-foot-wide easement, the centerline of which is an existing pipe, more particularly described as follows:

Beginning at a point, which is a junction box, on the main effluent line per Document No. 48205, approximately, North 57° West, 400 feet from the East ¼ corner of Section 10, thence through the following courses:

1. Southerly approximately 200 feet to the ¼ line of said Section 10 and the end of description.

The owner of this Parcel 1 will consent that the owner of Parcel 2 of the same large parcel map described above may move this easement in the future due to development of Parcel 2 of the same large parcel map as described above. However, any movement of the water pipe easement will be done upon the following conditions:

- a. Parcel 2 owner to pay for all costs of the movement of the easement and water line.
- b. The original point of diversion of the 8 inch pipe may not be moved and the point where the easement and water line presently leave Parcel 2 and enter Parcel 1 will not be changed.
- c. The present water capacity of the 8 inch line and the flow of water off Parcel 2 onto Parcel 1 shall not be diminished.
- f. Further, the owner of Parcel 1 has the reasonable right to use roadways and other real property of Parcel 2 in order to obtain access, including ingress, egress and temporary parking, for maintenance, inspection, repair, and when necessary, replacement of, the three easements described immediately above and any infrastructure, pipeline, or other improvement within the three easements described immediately above.

The above three easements were originally created in that deed dated February 24, 2000, executed by Robert Arth, Successor Executor of the Estate of Harry R. Schneider, as grantor and Incline Energy, LLC, as grantee. Such deed was recorded on February 29, 2000, as Document No. 0487096, Official Records of Douglas County, Nevada.

- g. Together with 1.5 days of an eight-day irrigation week in Jacks Valley pursuant to that judicial decree in District Court, Second Judicial District, Douglas County, Nevada, file number unknown, as set forth in that Findings of Fact and Conclusions of Law in the case of J.N. Winter vs. Robert Fulstone, filed May 8, 1886, handed down by T.D. Edwards, District Judge, and incorrectly dated May 8, 1866. A copy of said Findings of Fact and Conclusions of Law is located in the Office of the State Engineer.
- h. Together with all easements needed to transport water from Jacks Valley Creek to lands being conveyed to Joseph Schneider herein described above (APN 15-020-16) including but not limited to that perpetual easement as set forth in that deed dated November 18, 1971, by and between Harry R. Schneider, a widower, and John J. Ascuaga and Rose Ascuaga, husband and wife, recorded December 2, 1971, in Book 94, Page 108, Document No. 55767, Official Records of Douglas County, Nevada.
- i. Together with that Certificate of Appropriation of Water Permit No. 25764 S-2, Certificate No. 12480, Book 42, Page 12480 from the Nevada State Engineer relating to treated sewer water from Incline Village General Improvement District.

- j. Together with the Certificate of Appropriation of Water Permit No. 25764 S-3 Certificate No. 14315, Book 53, Page 14315 from the Nevada State Engineer relating to treated sewer water from Incline Village General Improvement District.
- k. Further, Joseph Schneider shall hereby receive all the rights and liabilities of that certain Agreement dated March 25, 1970, between Incline Village General Improvement District, a quasi municipal corporation, and Harry Schneider, an unmarried man, concerning the transportation of treated effluent through a pipe underground with a portion of the treated effluent water being used by land owned by Schneider. (Note: an addendum to this Agreement dated August 1995 was made between Incline Village General Improvement District and Joseph Schneider and Rebecca Schneider.)
- l. SUBJECT TO HOWEVER, that Grant of Roadway and Utility Easement dated March 1, 2000, between Robert Arth, Successor Executor of the Estate of Harry R. Schneider, as grantor and Incline Energy, LLC, such easement being recorded March 3, 2000, as Document No. 0487381, Official Records of Douglas County, Nevada, including any rights and duties of any future amendment of said Grant of Roadway and Utility Easement.

The above metes and bounds description appeared previously in that certain instrument, recorded in the office of the County Recorder of Douglas County, Nevada, on June 13, 2000, as Document No. 0493892, of Official Records.