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Doc Number: **0834321**

11/22/2013 10:31 AM

OFFICIAL RECORDS

Requested By
R O ANDERSON

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 12 Fee: \$ 0.00

Bk: 1113 Pg: 4772 RPTT # 2



Deputy: ke

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

A portion of A.P.N. 1320-29-000-014

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.

EASMENT DEED

THIS INDENTURE, made this 21st day of November, 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 owners of that certain parcel of land located in
Douglas County, Nevada and more particularly described in Exhibit "A," attached hereto and
incorporated herein by this reference ("Property");

WHEREAS, Pursuant to that certain Planned Development Modification with
conditions (PD 04-008-04), as set forth in the letter of approval by Douglas County
Community Development dated November 5, 2012 and revised on June 4, 2013, the Property
is designated as open space conservation and drainage easement area with the condition that
the a deed restriction be prepared and recorded with regard to the Property.

WHEREAS, in order to ensure compliance with the conditions of the Planned
Development Approval described above while allowing pedestrian access through the
Property, 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, an easement for purposes of locating a pedestrian trail and related improvements on that portion of the Property more particularly described and depicted on Exhibit "B" 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.

Additionally, the Grantor does hereby grant, bargain, sell, convey, transfer and deliver unto Grantee a temporary non-exclusive construction easement over the Property as necessary to construct a pedestrian trail and related improvements on the Exhibit "B" real property. This temporary easement will not exist except during the initial construction activities or during future maintenance activities. The temporary easement shall be limited in scope and area so as to minimize the impact to or disturbance of the Property and its natural state. Upon completion of construction or maintenance activities, Grantee agrees to return the all areas of the Property to their pre-activity or like condition. Grantee's restoration activities shall include revegetation, landscaping and other actions necessary to return the Property to its pre-activity condition.

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

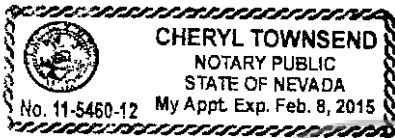
By: WEALTH STRATEGIES
DEVELOPMENT, INC., Manager

By: *Courtney Mann*

CARRIE L. McANINCH
President

STATE OF NEVADA)
)
) : ss.
COUNTY OF Carson)

On November 21, 2013, personally appeared before me, a notary public, CARRIE L. McANINCH, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she is the President of WEALTH STRATEGIES DEVELOPMENT, a Nevada corporation, and who further acknowledged to me that she executed the foregoing deed on behalf of said corporation.



Cheryl Townsend
NOTARY PUBLIC

EXHIBIT "A"

1829-006
Revised 11/12/13
05/15/13
Page 1 of 3

**DESCRIPTION
OPEN SPACE
(Over Portion A.P.N. 1320-29-000-008 and -014)**

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

A strip of land for open space purposes located within portions of the Southwest one-quarter (SW) and Southeast one-quarter (SE) of Section 29 and 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 southeasterly corner of Parcel 43 shown as Adjusted A.P.N. 1320-29-000-007 on the Record of Survey to Support a Boundary Line Adjustment for Alton A. & Susan L. Anker and Park Cattle Co. filed for record June 28, 2006 in the office of Recorder, Douglas County, Nevada as Document No. 678199;

thence along the easterly boundary of said Parcel 43, North 00°20'20" East, 5.00 feet to the POINT OF BEGINNING;

thence along a line parallel with and offset 5-feet northerly of the southerly boundary of said Parcel 43, North 89°42'32" West, 467.21 feet to a point on the westerly boundary of said Parcel 43;

thence along said westerly boundary of Parcel 43, the following courses:

- North 35°33'10" West, 583.44 feet;
- North 38°50'33" West, 80.14 feet;
- North 28°17'55" West, 131.62 feet;
- North 51°49'55" West, 126.45 feet;
- North 28°17'02" West, 208.95 feet;
- North 22°39'41" West, 218.42 feet;
- North 02°14'26" East, 79.34 feet;
- North 81°13'07" West, 432.72 feet;
- North 52°09'48" West, 213.23 feet;

Along the arc of a non-tangent curve to the left having a radius of 613.00 feet, central angle of 30°20'56", arc length of 324.70 feet, and chord bearing and distance of North 14°09'29" East, 320.92 feet;
North 01°00'59" West, 101.09 feet;

thence along the westerly boundary of Parcel 37 as set forth on the Land Division Map for John B. Anderson No. 2 filed for record September 27, 1978 in said office of Recorder as Document No. 25700 and further shown on said Record of Survey, Document No. 678199, the following courses:

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Revised 11/12/13
05/15/13
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North 00°56'42" East, 1457.48 feet to the southerly line of Buckeye Road;

Along said southerly line of Buckeye Road along the arc of a non-tangent curve to the right having a radius of 690.00 feet, central angle of 07°40'24", arc length of 92.41 feet, and chord bearing and distance of North 54°15'53" East, 92.34 feet;

thence along the arc of a curve to the right having a radius of 29.00 feet, central angle of 118°53'22", arc length of 60.18 feet, and chord bearing and distance of South 62°27'14" East, 49.95 feet;

thence along a compound curve having a radius of 112.50 feet, central angle of 17°46'29", arc length of 34.90 feet, and chord bearing and distance of South 05°52'42" West, 34.76 feet;

thence South 14°45'56" West, 314.64 feet;

thence along the arc of a curve to the left having a radius of 537.50 feet, central angle of 13°49'14", arc length of 129.65 feet, and chord bearing and distance of South 07°51'19" West, 129.34 feet;

thence South 00°56'42" West, 114.42 feet;

thence along the arc of a curve to the left having a radius of 537.50 feet, central angle of 33°32'40", arc length of 314.68 feet, and chord bearing and distance of South 15°49'38" East, 310.21 feet;

thence South 58°25'04" West, 106.17 feet;

thence South 39°24'02" East, 150.96 feet;

thence along the arc of a non-tangent curve to the left having a radius of 55.50 feet, central angle of 91°29'38", arc length of 88.63 feet, and chord bearing and distance of South 32°53'58" East, 79.51 feet;

thence along the arc of a reverse curve having a radius of 12.50 feet, central angle of 54°16'49", arc length of 11.84 feet, and chord bearing and distance of South 51°30'23" East, 11.40 feet;

thence along the arc of a reverse curve having a radius of 173.50 feet, central angle of 19°03'06", arc length of 57.69 feet, and chord bearing and distance of South 33°53'31" East, 57.43 feet;

thence South 07°34'03" West, 241.19 feet;

thence South 21°30'05" East, 124.49 feet;

thence South 34°51'54" East, 142.43 feet;

thence South 66°07'42" East, 26.01 feet;

thence South 73°53'45" East, 40.24 feet;

thence South 73°11'55" East, 35.09 feet;

thence South 56°54'17" East, 40.00 feet;

thence South 46°48'11" East, 55.36 feet;

thence South 41°08'42" East, 62.31 feet;

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05/15/13
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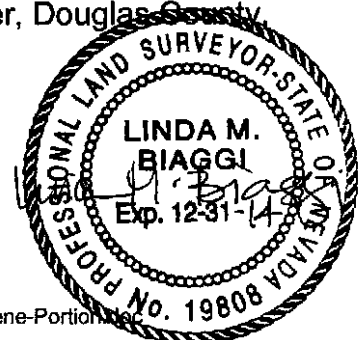
thence South 20°03'34" East, 60.11 feet;
thence South 07°35'56" West, 61.56 feet;
thence South 26°48'58" West, 39.91 feet;
thence North 74°40'47" East, 159.44 feet;
thence South 15°19'13" East, 60.00 feet;
thence South 74°40'47" West, 131.08 feet;
thence South 15°19'13" East, 85.00 feet;
thence South 00°36'53" East, 105.69 feet;
thence South 22°36'10" East, 154.01 feet;
thence South 29°45'13" East, 87.77 feet;
thence South 22°08'37" East, 70.11 feet;
thence South 26°10'17" East, 112.09 feet;
thence South 51°49'55" East, 122.69 feet;
thence North 41°42'30" East, 106.01 feet;
thence North 35°30'10" East, 8.46 feet;
thence South 23°41'30" East, 212.97 feet;
thence North 88°43'26" East, 184.41 feet;
thence South 77°51'46" East, 100.04 feet;
thence South 62°22'16" East, 48.37 feet;
thence South 53°25'58" East, 95.70 feet;
thence South 16°00'14" East, 110.31 feet;
thence South 03°18'04" East, 48.37 feet;
thence South 09°07'39" West, 60.22 feet;
thence South 25°56'54" West, 43.53 feet;
thence South 45°29'29" West, 67.01 feet;
thence South 00°17'28" West, 133.82 feet;

thence along a line parallel with and offset 25-feet northerly of said southerly boundary of Parcel 43, South 89°42'32" East, 342.40 feet to a point on the easterly boundary of said Parcel 43;

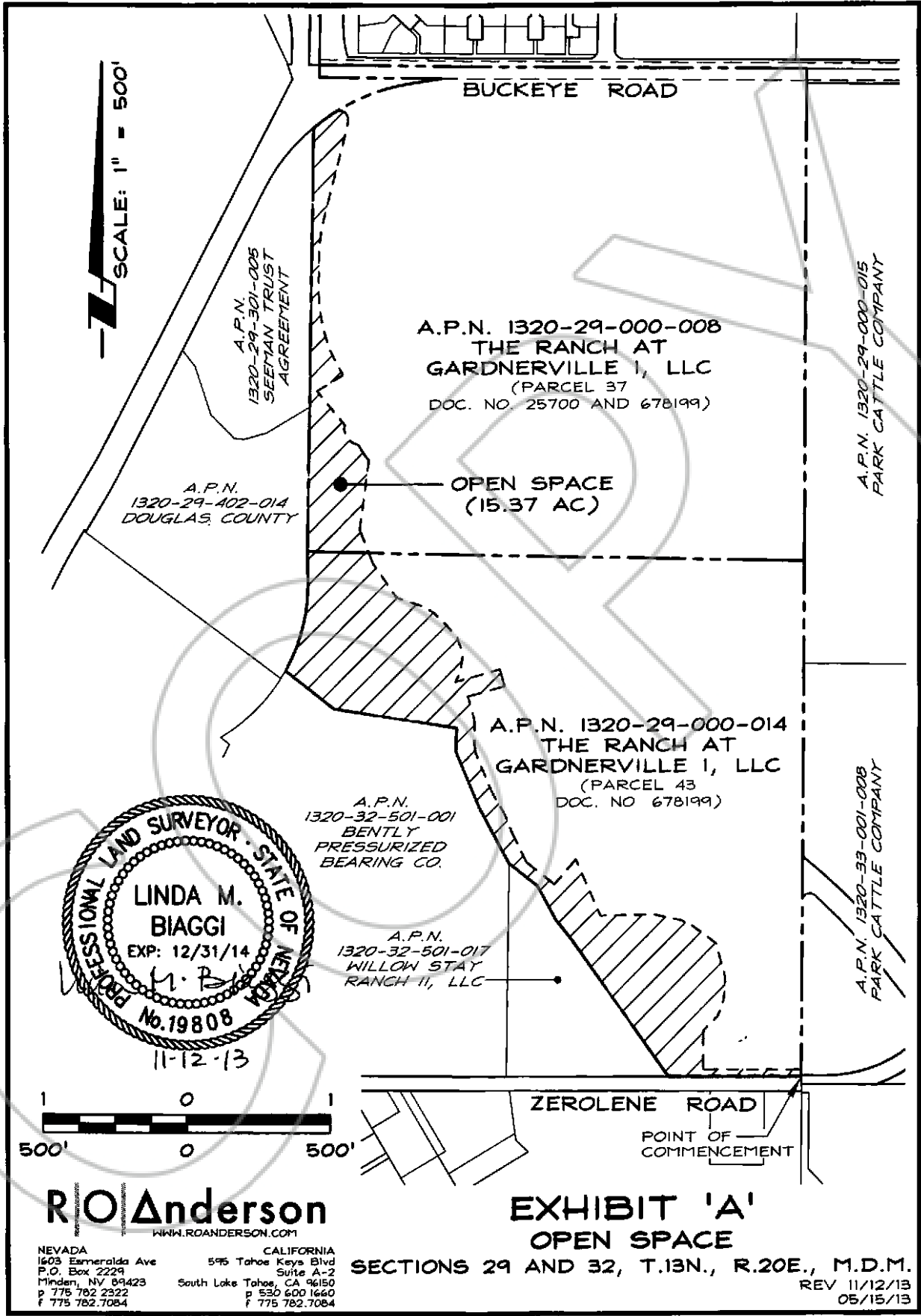
thence along said easterly boundary of Parcel 43, South 00°20'20" West, 20.00 feet to the POINT OF BEGINNING, containing 15.37 acres, more or less.

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, filed for record March 30, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 799923.

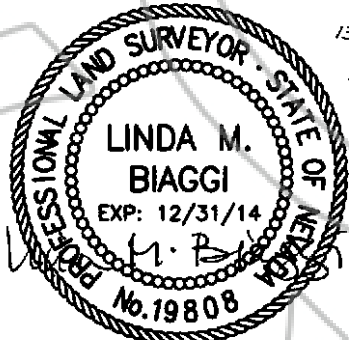
Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



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SCALE: 1" = 500'



RO Anderson
WWW.ROANDERSON.COM

NEVADA
1603 Esmeralda Ave
P.O. Box 2229
Minden, NV 89423
p 775 782 2322
f 775 782.7084

CALIFORNIA
595 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
p 530 600 1660
f 775 782.7084

EXHIBIT 'A'
OPEN SPACE
SECTIONS 29 AND 32, T.13N., R.20E., M.D.M.
REV 11/12/13
05/15/13

EXHIBIT "B"

0028-079
11/12/13
Page 1 of 3

**DESCRIPTION
PEDESTRIAN EASEMENT
Martin Slough Multi-Modal Trail
(Over Portion A.P.N. 1320-29-000-014)**

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

A strip of land, varying in width, for pedestrian easement purposes located within portions of the Southwest one-quarter (SW) and Southeast one-quarter (SE) of Section 29 and 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 southeasterly corner of Parcel 43 shown as Adjusted A.P.N. 1320-29-000-007 on the Record of Survey to Support a Boundary Line Adjustment for Alton A. & Susan L. Anker and Park Cattle Co. filed for record June 28, 2006 in the office of Recorder, Douglas County, Nevada as Document No. 678199;

thence along the easterly boundary of said Parcel 43, North 00°20'20" East, 5.00 feet to the POINT OF BEGINNING;

thence along a line parallel with and offset 5-feet northerly of the southerly boundary of said Parcel 43, North 89°42'32" West, 467.21 feet to a point on the westerly boundary of said Parcel 43;

thence along said westerly boundary of Parcel 43, North 35°33'10" West, 34.22 feet;

- thence North 16°28'43" West, 22.84 feet;
- thence North 23°44'14" West, 46.22 feet;
- thence North 04°21'44" West, 35.81 feet;
- thence North 14°14'06" East, 58.05 feet;
- thence North 61°07'54" East, 31.59 feet;
- thence South 75°34'41" East, 43.19 feet;
- thence South 88°05'12" East, 57.23 feet;
- thence North 77°35'42" East, 40.50 feet;
- thence North 45°29'29" East, 28.03 feet;
- thence North 25°56'54" East, 35.53 feet;
- thence North 09°07'39" East, 53.80 feet;
- thence North 03°18'04" West, 42.87 feet;
- thence North 16°00'14" West, 99.06 feet;
- thence North 53°25'58" West, 85.28 feet;
- thence North 62°22'16" West, 43.02 feet;
- thence North 77°51'46" West, 93.70 feet;
- thence South 88°43'26" West, 198.21 feet;
- thence North 23°41'30" West, 189.76 feet;

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thence South 41°42'30" West, 141.05 feet to a point on the westerly boundary of said Parcel 43;

thence along said westerly boundary, the following courses:

- North 28°17'55" West, 68.63 feet;
- North 51°49'55" West, 126.45 feet;
- North 28°17'02" West, 208.95 feet;
- North 22°39'41" West, 218.42 feet;
- North 02°14'26" East, 79.34 feet;
- North 81°13'07" West, 202.36 feet;

thence along the arc of a curve to the right having a radius of 312.00 feet, central angle of 81°26'42", arc length of 443.50 feet, and chord bearing and distance of North 40°29'46" West, 407.09 feet;

thence North 00°13'34" East, 63.91 feet;

thence North 87°04'15" West, 60.04 feet to a point on said westerly boundary of Parcel 43;

thence along said westerly boundary, along the arc of a non-tangent curve to the left having a radius of 613.00 feet, central angle of 02°20'37", arc length of 25.07 feet, and chord bearing and distance of North 07°14'35" East, 25.07 feet;

thence South 87°04'15" East, 82.00 feet;

thence South 00°13'34" West, 87.76 feet;

thence along the arc of a curve to the left having a radius of 287.00 feet, central angle of 81°26'42", arc length of 407.97 feet, and chord bearing and distance of South 40°29'46" East, 374.47 feet;

thence South 81°13'07" East, 260.39 feet;

thence South 00°36'53" East, 93.63 feet;

thence South 22°36'10" East, 154.01 feet;

thence South 29°45'13" East, 87.77 feet;

thence South 22°08'37" East, 70.11 feet;

thence South 26°10'17" East, 112.09 feet;

thence South 51°49'55" East, 122.69 feet;

thence North 41°42'30" East, 106.01 feet;

thence North 35°30'10" East, 8.46 feet;

thence South 23°41'30" East, 212.97 feet;

thence North 88°43'26" East, 184.41 feet;

thence South 77°51'46" East, 100.04 feet;

thence South 62°22'16" East, 48.37 feet;

thence South 53°25'58" East, 95.70 feet;

thence South 16°00'14" East, 110.31 feet;

thence South 03°18'04" East, 48.37 feet;

thence South 09°07'39" West, 60.22 feet;

thence South 25°56'54" West, 43.53 feet;

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thence South 45°29'29" West, 39.53 feet;
thence South 77°35'42" West, 50.83 feet;
thence North 88°05'12" West, 63.11 feet;
thence North 75°34'41" West, 36.01 feet;
thence South 61°07'54" West, 10.83 feet;
thence South 14°14'06" West, 43.11 feet;
thence South 04°21'44" East, 27.45 feet;
thence South 23°44'14" East, 43.54 feet;
thence South 16°28'43" East, 20.23 feet;
thence South 35°33'10" East, 23.41 feet;
thence along a line parallel with and offset 25-feet northerly of said southerly boundary of Parcel 43, South 89°42'32" East, 450.84 feet to a point on the easterly boundary of said Parcel 43;

thence along said easterly boundary of Parcel 43, South 00°20'20" West, 20.00 feet to the POINT OF BEGINNING, containing 101,990 square feet (2.34 acres), more or less.

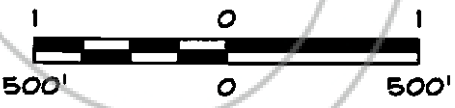
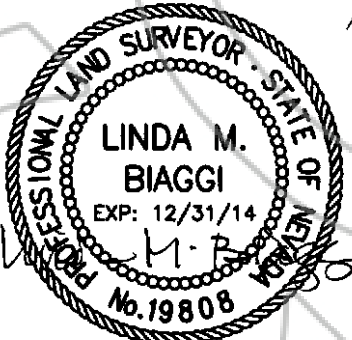
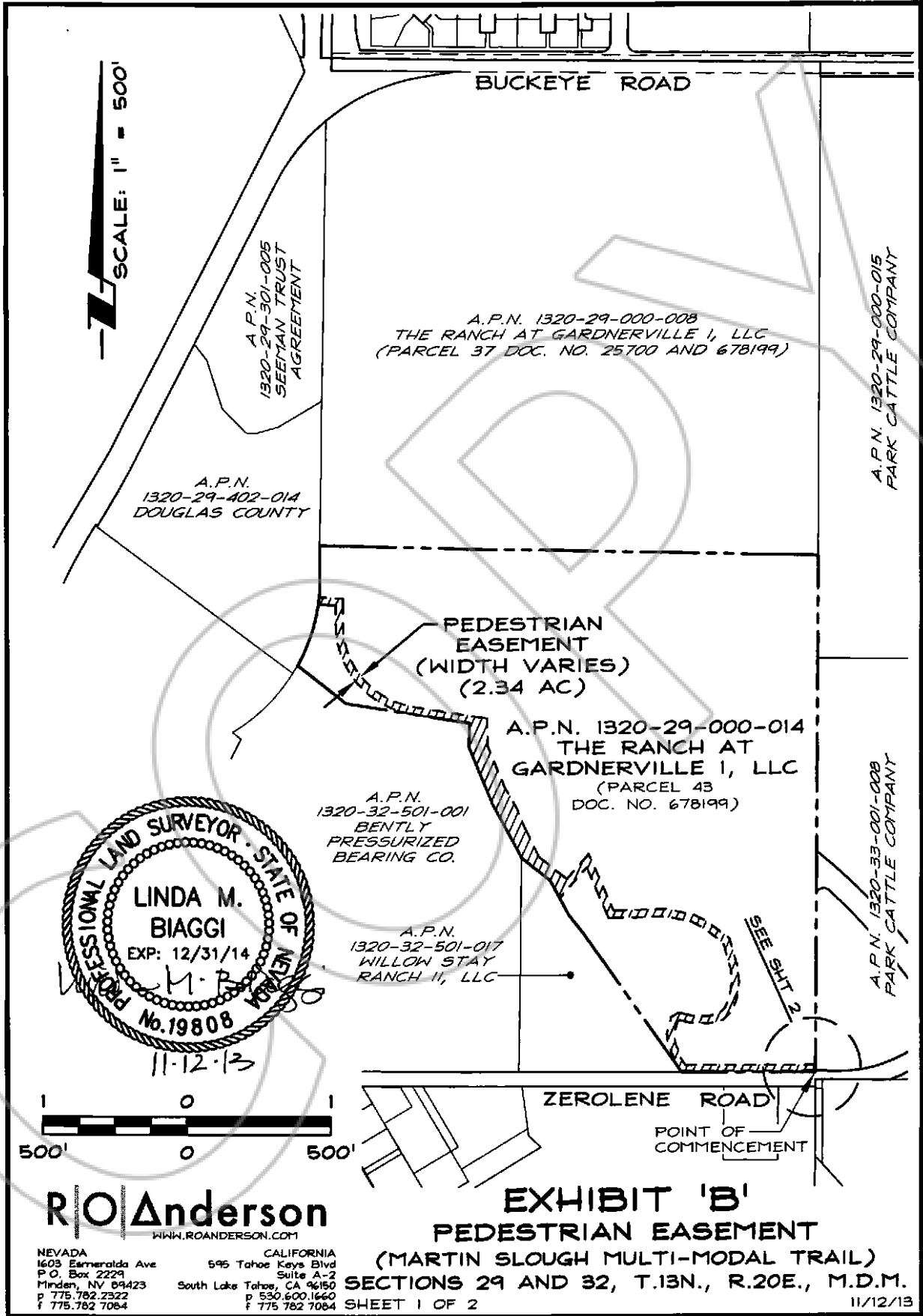
The Basis of Bearing of this description is South 89°42'55" East, the north line of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, filed for record March 30, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 799923.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
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11-24-13

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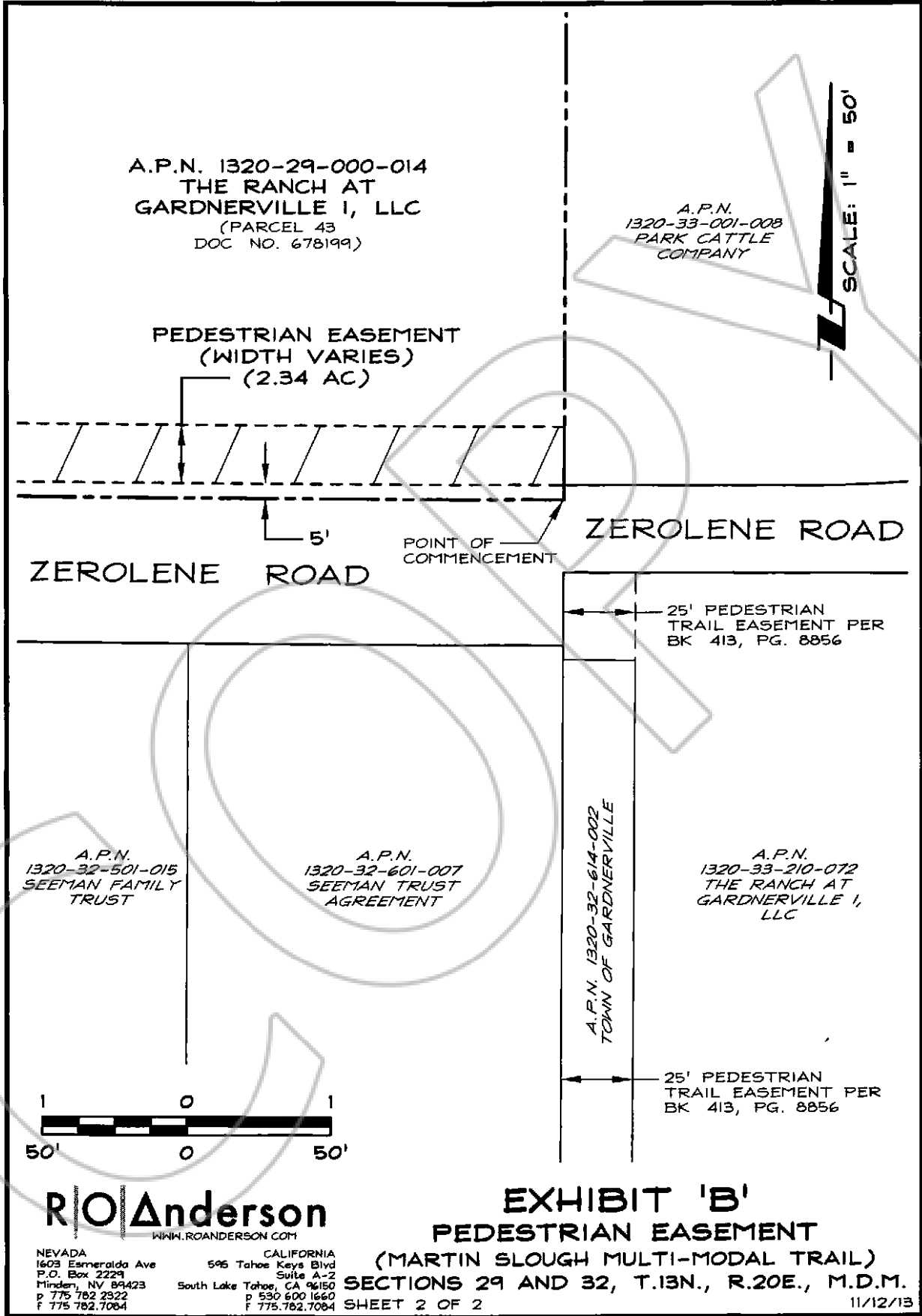
NEVADA
1603 Esmeralda Ave
P.O. Box 2229
Minden, NV 89423
p 775.782.2322
f 775.782.7084

CALIFORNIA
595 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
p 530.600.1660
f 775.782.7084

EXHIBIT 'B'
PEDESTRIAN EASEMENT
(MARTIN SLOUGH MULTI-MODAL TRAIL)
SECTIONS 29 AND 32, T.13N., R.20E., M.D.M.
SHEET 1 OF 2

11/12/13

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ROAnderson
WWW.ROANDERSON.COM

NEVADA
1603 Esmeralda Ave
P.O. Box 2229
Hinden, NV 89423
p 775.782.2322
f 775.782.7064

CALIFORNIA
596 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
p 530.600.1660
f 775.782.7064

EXHIBIT 'B'
PEDESTRIAN EASEMENT
(MARTIN SLOUGH MULTI-MODAL TRAIL)
SECTIONS 29 AND 32, T.13N., R.20E., M.D.M.
SHEET 2 OF 2

11/12/13