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Doc Number: **0835260**

12/11/2013 01:08 PM
OFFICIAL RECORDS
Requested By:
RO ANDERSON

APN: 1220-03-202-004

Recording of this document
is requested by:
Gardnerville Water Company
1579 Virginia Ranch Road
Gardnerville, NV 89410

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00
Bk: 1213 Pg: 1715



WATERLINE EASEMENT

THIS INDENTURE, made and entered into this 10th day of December,
2013, by and between, PARKWAY VISTA LIMITED PARTNERSHIP, a Nevada limited
partnership, hereinafter referred to as "GRANTOR," and GARDNERVILLE TOWN
WATER COMPANY, a political subdivision of the State of Nevada, hereinafter referred
to as "GRANTEE".

THAT FOR and in consideration of the sum of one dollar (\$1.00), lawful money of
the United States of America, receipt of which is hereby acknowledged, and other
considerations, the GRANTOR hereby grants to GRANTEE, its successors and
assigns, the right, privilege, and authority to improve, operate, maintain, conveniently
access, and repair a waterline, together with other necessary or convenient
appurtenances connected therewith, across, over and upon the following described
lands and premises, situate in the County of Douglas, State of Nevada, attached as
"EXHIBIT A" and incorporated herein by this reference ("Property");

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.

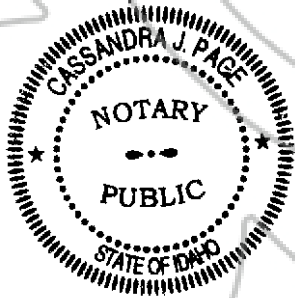
PARKWAY VISTA LIMITED PARTNERSHIP
a Nevada limited partnership

By: NBH Parkway LLC, a Nevada limited liability company, general partner

By: *Gregory A. Urrutia*
Gregory A. Urrutia, Manager

STATE OF IDAHO
COUNTY OF CANYON ss.

On December 10, 2013, personally appeared before me, a notary public, GREGORY A. URRUTIA, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the Manager of NBH Parkway, LLC, a Nevada limited liability company, general partner, and who further acknowledged to me that he executed the foregoing deed on behalf of said corporation.



Cassandra Page
NOTARY PUBLIC
My Commission expires: 2/2/19

EXHIBIT 'A'

1900-003-12
Rev 12/03/13
Page 1 of 2

**DESCRIPTION
WATERLINE EASEMENT
(Over Parcel 3A, A.P.N. 1220-03-202-004)**

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

A strip of land for waterline easement purposes located within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwesterly corner of Parcel 3A as shown on the Parcel Map for New Beginnings Housing of Nevada, LLC filed for record January 4, 2013 in the office of Recorder, Douglas County, Nevada as Document No. 815737, the POINT OF BEGINNING;

thence along the westerly line of said Parcel 3A, North 00°23'56" West, 56.27 feet;

thence North 58°51'00" East, 59.32 feet;

thence North 31°09'00" West, 8.14 feet;

thence along the arc of a curve to the right having a radius of 10.00 feet, central angle of 180°00'00", and arc length of 31.42 feet;

thence South 31°09'00" East, 8.14 feet;

thence North 58°51'00" East, 192.39 feet to an easterly line of said Parcel 3A;

thence along said easterly line, South 31°08'54" East, 8.58 feet to the northerly line of an existing 20-foot wide waterline easement as set forth on said Document No. 815737;

thence along said northerly line of the existing 20-foot wide waterline easement, South 58°51'00" West, 25.00 feet to the westerly line of said existing 20-foot wide waterline easement;

thence along said westerly line of the existing 20-foot wide waterline easement, South 31°09'00" East, 11.42 feet;

thence South 58°51'00" West, 217.39 feet;

thence South 31°08'54" East, 28.36 feet to the southerly line of said Parcel 3A;

thence along said southerly line, South 58°51'06" West, 20.00 feet;

thence North 31°08'54" West, 24.90 feet;

thence South 00°23'56" East, 28.98 feet to said southerly line of Parcel 3A;

thence along said southerly line, South 58°51'06" West, 23.27 feet to the POINT OF BEGINNING, containing 6,811 square feet (0.16 acres), more or less.

1900-003-12
Rev 12/03/13
Page 2 of 2

TOGETHER WITH a strip of land for waterline easement purposes located within a portion of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwesterly corner of Parcel 3A as shown on the Parcel Map for New Beginnings Housing of Nevada, LLC filed for record January 4, 2013 in the office of Recorder, Douglas County, Nevada as Document No. 815737;

thence along the southerly line of said Parcel 3A, North 58°51'06" East, 291.50 feet to the POINT OF BEGINNING;

thence North 31°09'00" West, 19.79 feet to the southerly line of an existing 20-foot wide waterline easement as set forth on said Document No. 815737;

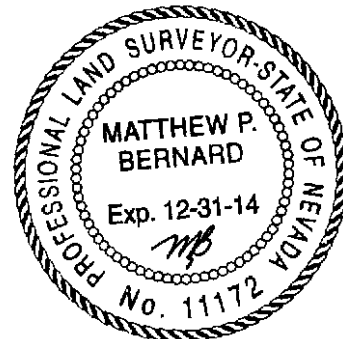
thence along said southerly line of the existing 20-wide waterline easement, North 58°51'00" East, 8.97 feet to an easterly line of said Parcel 3A;

thence along said easterly line of Parcel 3A, South 31°08'54" East, 19.79 feet to said southerly line of Parcel 3A;

thence along said southerly line of Parcel 3A, South 58°51'06" West, 8.97 feet to the POINT OF BEGINNING, containing 178 square feet, more or less.

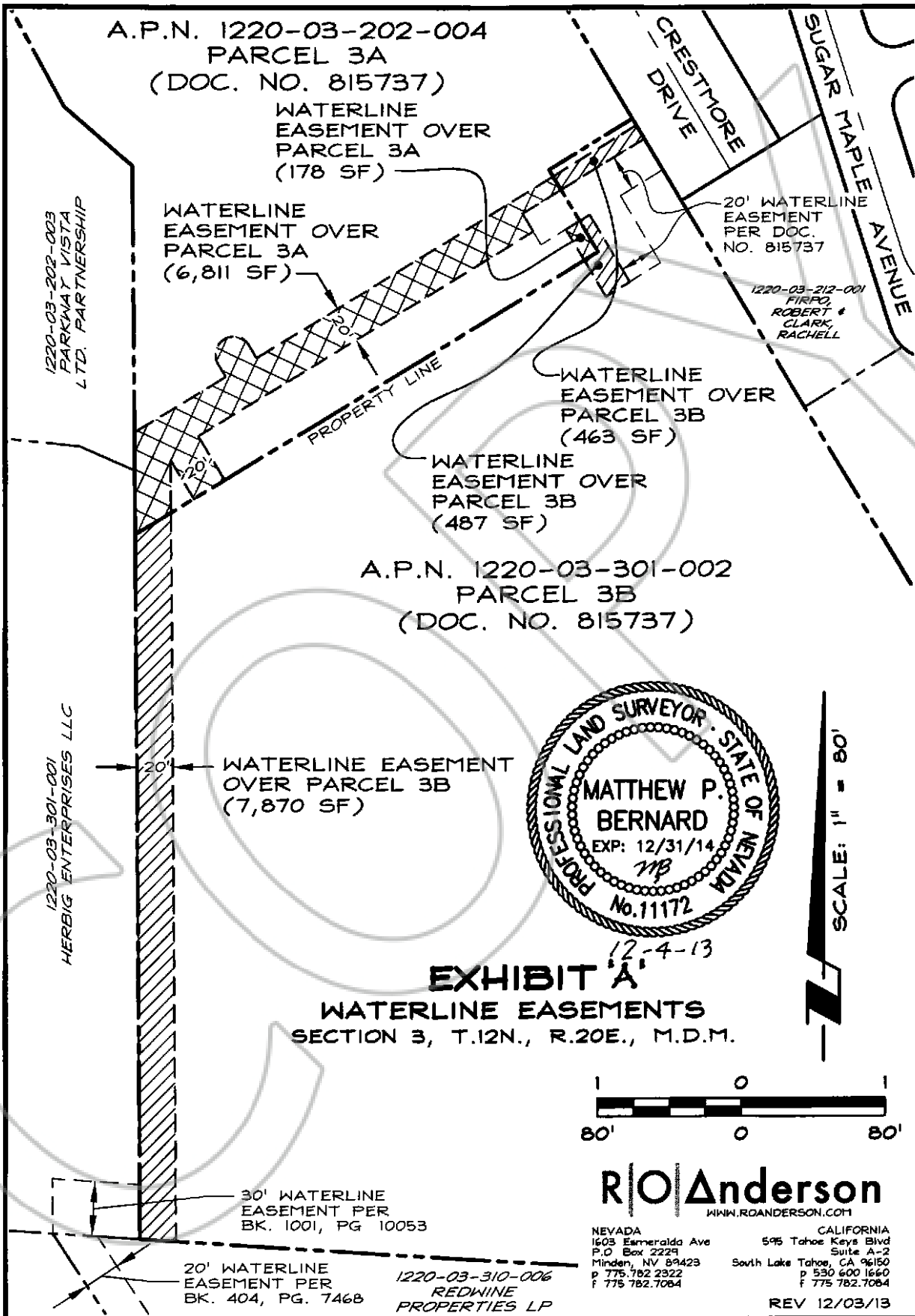
The Basis of Bearing of this description is the Parcel Map for New Beginnings Housing of Nevada, LLC filed for record January 4, 2013 in the office of Recorder, Douglas County, Nevada as Document No. 815737.

Prepared By: R.O. Anderson Engineering, Inc.
P.O. Box 2229
Minden, Nevada 89423



12-4-13

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A.P.N. 1220-03-202-004
PARCEL 3A
(DOC. NO. 815737)

WATERLINE
EASEMENT OVER
PARCEL 3A
(178 SF)

WATERLINE
EASEMENT OVER
PARCEL 3A
(6,811 SF)

20' WATERLINE
EASEMENT
PER DOC.
NO. 815737

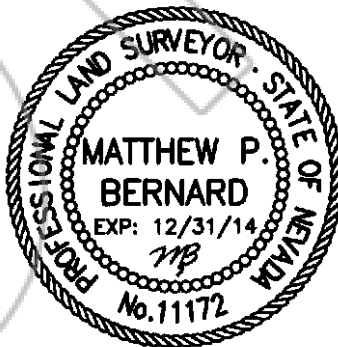
1220-03-212-001
FIRFO,
ROBERT &
CLARK,
RACHELL

WATERLINE
EASEMENT OVER
PARCEL 3B
(463 SF)

WATERLINE
EASEMENT OVER
PARCEL 3B
(487 SF)

A.P.N. 1220-03-301-002
PARCEL 3B
(DOC. NO. 815737)

WATERLINE EASEMENT
OVER PARCEL 3B
(7,870 SF)



12-4-13

EXHIBIT A
WATERLINE EASEMENTS
SECTION 3, T.12N., R.20E., M.D.M.

SCALE: 1" = 80'



R/O Anderson
WWW.ROANDERSON.COM

NEVADA
1603 Emerald Ave
P.O. Box 2229
Minden, NV 89423
p 775.782.2322
f 775.782.7064

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

REV 12/03/13

20' WATERLINE
EASEMENT PER
BK. 404, PG. 7468

1220-03-310-006
REDWINE
PROPERTIES LP

30' WATERLINE
EASEMENT PER
BK. 1001, PG 10053

1220-03-202-003
PARKWAY VISTA
LTD. PARTNERSHIP

1220-03-301-001
HERBIG ENTERPRISES LLC