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OFFICIAL RECORDS

Requested By:
SCARPELLO & HUSS

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00

Bk: 0214 Pg: 4031



Deputy sg

APN 1220-10-511-001
1220-10-111-001

RECORDING REQUESTED BY
AND RETURN BY MAIL TO:

✓ Mark Forsberg, Esq.
Scarpello & Huss, Ltd.
600 East William Street, Suite 300
Carson City, NV 89701

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned hereby affirms that this document submitted for recording does not contain the social security number or any other personal information of any person or persons.

**MUTUAL GRANT
OF STORM DRAIN EASEMENT**

THIS INDENTURE, made and entered into this 19th day of February, 2014, by and between **GOLDEN GATE PETROLEUM OF NEVADA, LLC**, a Nevada limited liability company and **SIERRA NEVADA SW ENTERPRISES, LTD.**, a Nevada limited liability company, hereinafter jointly referred to as "Grantors".

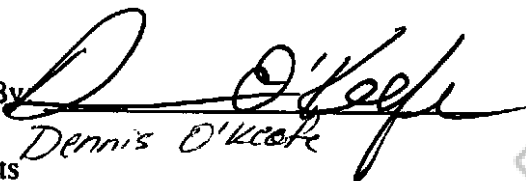
THAT FOR and in consideration of the sum of one dollar (\$1.00), lawful money of the United States of America, receipt of which is hereby acknowledged, and other considerations, the Grantors hereby grant to one another, their successors and assigns, the right, privilege and authority to improve, operate, maintain conveniently access and repair a storm drain, 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 their successors and assigns forever.

IN WITNESS WHEREOF, the said Grantors have executed this instrument on the day and year first above written.

GRANTOR

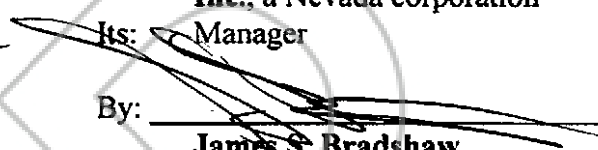
GOLDEN GATE PETROLEUM OF NEVADA, LLC, a Nevada limited liability company

By 
Its Dennis O'Keefe

GRANTOR

SIERRA NEVADA SW ENTERPRISES, LTD., a Nevada limited liability company

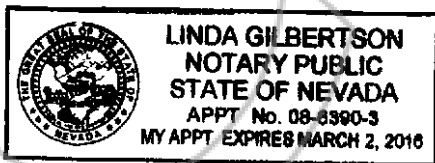
By **Corporate Management Services, Inc.**, a Nevada corporation
Its: Manager

By: 
Its **James S. Bradshaw**
President

STATE OF NEVADA)
) : ss.
CARSON CITY)

On the 19th day of February, 2014, before me, a Notary Public in and for said county and state, personally appeared **JAMES S. BRADSHAW**, personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

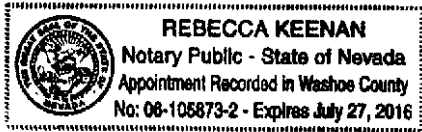


Linda Gilbertson
NOTARY PUBLIC

STATE OF Nevada)
 : ss.
COUNTY OF Washoe)

On the 21st day of February, 2014, before me, a Notary Public in and for said county and state, personally appeared Dennis O'Keefe, personally known to me (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.



Rebecca Keenan
NOTARY PUBLIC

02/05/14
0396-143

EXHIBIT 'A'
PRIVATE STORM DRAIN EASEMENT
(OVER A.P.N.'S 1220-10-511-001 & 1220-10-111-001)

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

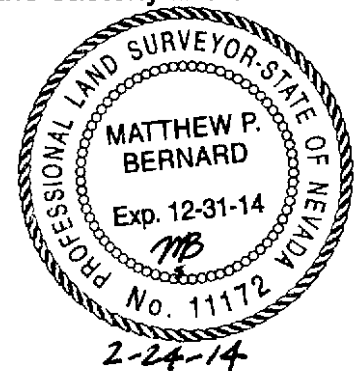
A parcel of land for Private Storm Drain purposes located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

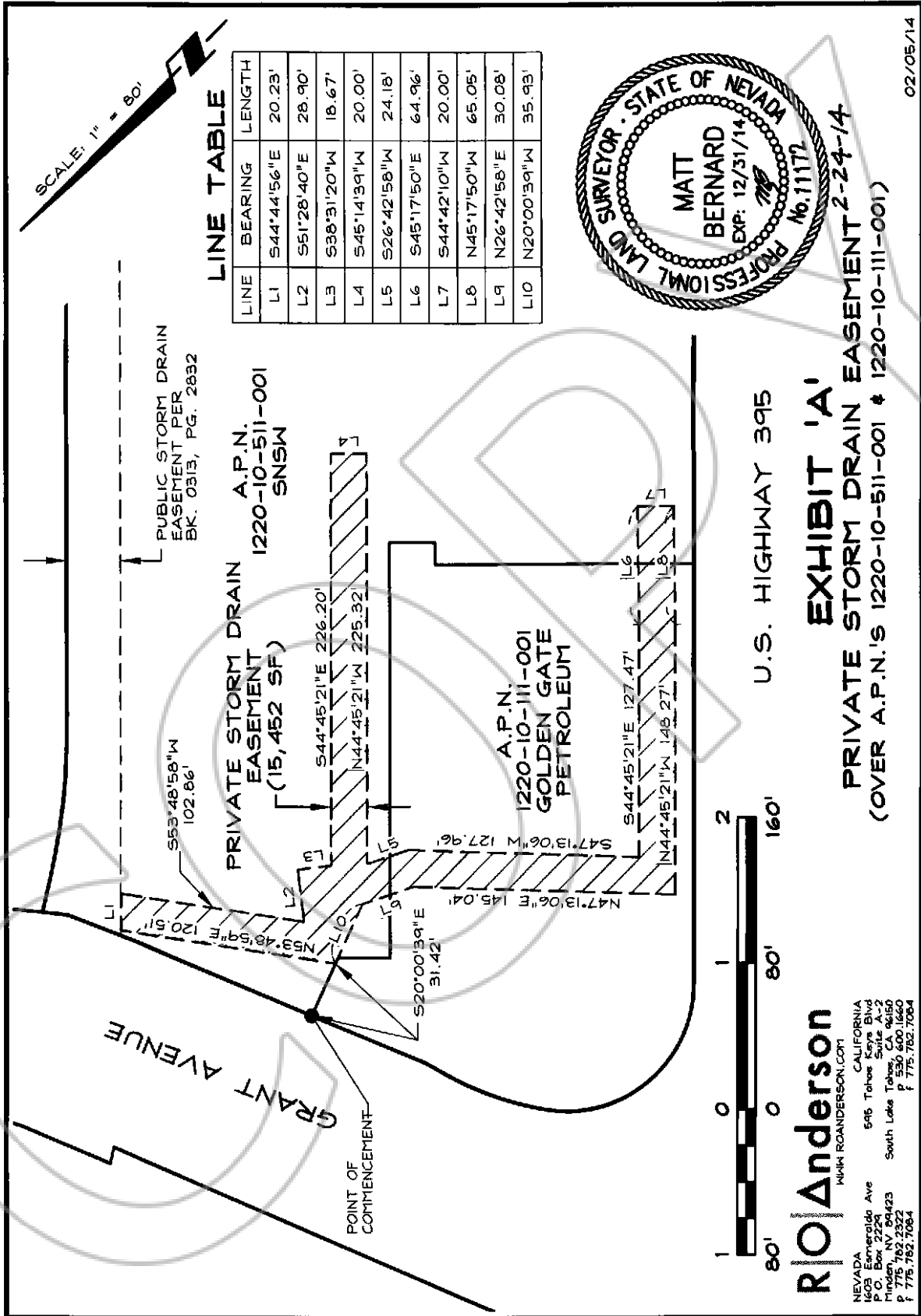
Commencing at a point on the southerly line of Grant Avenue, said point also being the northwesterly corner of Lot 1 as shown on the Final Commercial Subdivision Map for The Marketplace at Virginia Ranch, Phase 1, filed for record April 12, 2013 in the office of Recorder, Douglas County, Nevada as Document No. 821570;

thence along the easterly boundary of said Lot 1, South 20°00'39" East, 31.42 feet to the POINT OF BEGINNING;
thence leaving said easterly boundary, North 53°48' 59" East, a distance 120.51 feet to a point on the westerly line of an existing Public Storm Drain Easement recorded in said office of Recorder, in Book 0313, Page 2832;
thence along said westerly line South 44°44'56" East, 20.23 feet;
thence leaving said westerly line South 53°48'59" West, 102.86 feet;
thence South 51°28'40" East, 28.90 feet;
thence South 38°31'20" West, 18.67 feet;
thence South 44°45'21" East, 226.20 feet;
thence South 45°14'39" West, 20.00 feet;
thence North 44°45'21" West, 225.32 feet;
thence South 26°42'58" West, 24.18 feet;
thence South 47°13'06" West, 127.96 feet;
thence South 44°45'21" East, 127.47 feet;
thence South 45°17'50" East, 64.96 feet;
thence South 44°42'10" West, 20.00 feet;
thence North 45°17'50" West, 65.05 feet;
thence North 44°45'21" West, 148.27 feet;
thence North 47°13'06" East, 145.04 feet;
thence North 26°42'58" East, 30.08 feet;
thence North 20°00'39" West, 35.93' feet to a point on said easterly line of Lot 1, and the POINT OF BEGINNING, containing 15,452 square feet, more or less.

The Basis of Bearing of this description is South 44°45'21" East, the easterly line of U.S. Highway 395 per said Document No. 821570.

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





LINE TABLE

LINE	BEARING	LENGTH
L1	S44°44'56"E	20.23'
L2	S51°28'40"E	28.90'
L3	S38°31'20"W	18.67'
L4	S45°14'39"W	20.00'
L5	S26°42'58"W	24.18'
L6	S45°17'50"E	64.96'
L7	S44°42'10"W	20.00'
L8	N45°17'50"W	65.05'
L9	N26°42'58"E	30.08'
L10	N20°00'39"W	35.93'



EXHIBIT 'A'
PRIVATE STORM DRAIN EASEMENT 2-24-14
 (OVER A.P.N.'S 1220-10-511-001 & 1220-10-111-001)

02/05/14

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