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03/04/2014 11:18 AM

OFFICIAL RECORDS

Requested By

TRI STATE SURVEYING LTD

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 6

Fee: \$ 19.00

Bk: 0314 Pg: 211

RPTT # 3



Deputy sg

When recorded return to
The Grantee as follows:
MINDEN GARDNERVILLE
SANITATION DISTRICT
✓ P.O. Box 568
Minden, NV 89423

A.P.N. s 1320-30-802-028 &
1320-30-802-029

The parties executing this document hereby affirm
that this document submitted for recording does
not contain the social security number person or
persons pursuant to NRS 293B.030.

EASEMENT DEED

THIS INDENTURE made this 27th day of February, 2014, by and between,
CALIFORNIA GOLD MINDEN PARTNERS, LLC, hereinafter referred to as "Grantor" and,
MINDEN GARDNERVILLE SANITATION DISTRICT, a general improvement district
pursuant to Nevada Revised Statutes, Chapter 318, hereinafter referred to as "Grantee".

WITNESSETH:

WHEREAS, the Grantor is the owner of that certain parcel of land located in Douglas
County, Nevada generally described as Assessor's Parcel Number 1320-30-802-028 & 1320-30-
802-029 ("Property");

WHEREAS, the Grantor agrees to provide certain easement rights to Grantee for purposes of
installation and maintenance of an underground sewer transmission line on a portion of the
Property;

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 the construction, installation,
operation and maintenance of an underground sewer transmission line and related improvements
over and across a portion of the Property the configuration and location of which is depicted on
the attached Exhibit "A", which is incorporated by this reference as if fully set forth herein and
which is more particularly described in Exhibit "B", which is incorporated by this reference as if
fully set forth herein. This 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.

TO HAVE AND TO HOLD the easement unto the said Grantee and unto its successors and
assigns forever.

TO WITNESS WHEREOF, the said Grantor has executed this instrument on the day and year first above written.

CALIFORNIA GOLD MINDEN
PARTNERS, LLC

By: *Scott Patterson*
SCOT PATTERSON
Its: *Managing Member*

STATE OF CALIFORNIA :SS
COUNTY OF TUOLUMNE

On FEBRUARY 27, 2014, personally appeared before me, a notary public,
SCOT PATTERSON, 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
MANAGING MEMBER of CALIFORNIA GOLD MINDEN PARTNERS, LLC and who
further acknowledged to me that he executed the foregoing Easement on behalf of the company.



Elizabeth E. Tierney

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189**

State of California

County of Tuolumne

On February 27, 2014 before me, Elizabeth E. Tierney, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Scott Patterson
Name(s) of Signer(s)

who 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.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature: Elizabeth E. Tierney
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer Is Representing: _____



Land Information Solutions

TRI STATE SURVEYING, LTD.

425 East Long Street
Carson City, Nevada 89706
Telephone (775) 887-9911 ♦ FAX (775) 887-9915
Toll Free: 1-800-411-3752

Exhibit "A"
20' Wide Sewer Easement

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

A 20' wide strip of land for sewer easement purposes located within a portion of Section 30, Township 13 North, Range 20 East, MDM, more particularly described as follows:

Beginning at a point that bears North 54°46'30" East, 286.31 feet from the southwest corner of Adjusted Parcel D as shown on the Record of Survey to Support a Boundary Line Adjustment for Maverik, INC filed for record November 8, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 812496, a found nail and washer, PLS 6899;

Thence South 63°56'19" East, 431.70 feet;

Thence South 26°03'41" West, 11.83 feet

Thence South 63°56'19" East, 40.98 feet;

Thence South 00°22'11" West, 9.06 feet;

Thence North 63°56'19" West, 444.78 feet;

Thence South 00°22'13" West, 51.79 feet;

Thence North 89°37'47" West, 10.13 feet;

Thence South 26°03'41" West, 133.28 feet

Thence South 63°56'19" East, 97.91 feet;

Thence South 26°03'41" West, 20.00 feet

Thence North 63°56'19" West, 117.91 feet;

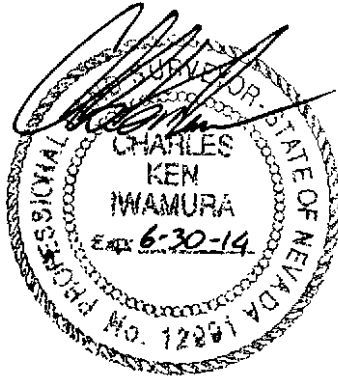
Thence North 26°03'41" East, 172.08 feet

Thence North 00°22'13" East, 58.00 feet to the POINT OF BEGINNING and the end of this description.

Contains 15,106 square feet, more or less.

The Basis of Bearing of this description is identical to that Record of Survey to Support a Boundary Line Adjustment for Maverik, INC filed for record November 8, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 812496

Prepared by:
TRI STATE SURVEYING, LTD.



2-24-14

Charles Ken Iwamura, P.L.S.
Nevada Certificate No. 12991

COPY

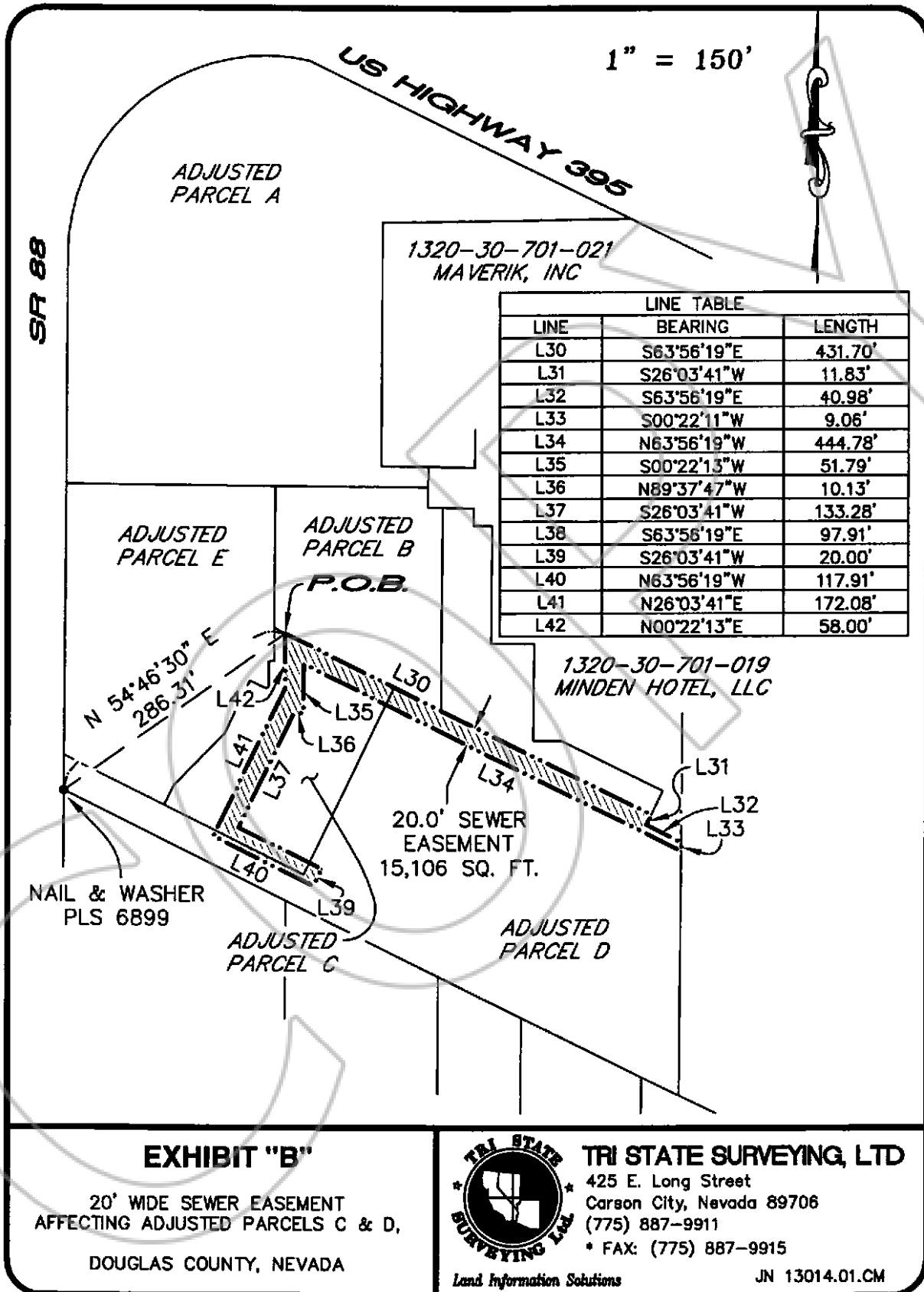


EXHIBIT "B"

20' WIDE SEWER EASEMENT
AFFECTING ADJUSTED PARCELS C & D,

DOUGLAS COUNTY, NEVADA



TRI STATE SURVEYING, LTD

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Carson City, Nevada 89706
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Land Information Solutions

JN 13014.01.CM