



When recorded return to
the Grantee as follows:
THE RANCH AT GARDNERVILLE, LLC
1830 E. College Parkway, Suite 200
Carson City, NV 89706

A portion of A.P.Ns. 1320-29-000-015 and
1320-33-001-008

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.

1101564 LI

EASMENT DEED

THIS INDENTURE, made this 2 day of June, 2014, by and
between, PARK RANCH HOLDINGS, LLC, a Nevada limited liability company, hereinafter
referred to as "Grantor," and THE RANCH AT GARDNERVILLE, LLC, a Nevada limited
liability company, hereinafter referred to as "Grantee".

WITNESSETH:

WHEREAS, the Grantor is the owner of those certain parcels of land located in
Douglas County, Nevada generally described as Assessor's Parcel Numbers 1320-29-000-015
and 1320-33-001-008 ("Property");

WHEREAS, Grantor agrees to provide to Grantee an easement on a portion of
the Property for the benefit of Grantee and Grantee's use of its adjacent real property described
as Assessor's Parcel Numbers 1320-29-000-008 and 1320-29-000-014.

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, a non-exclusive drainage



easement for purposes of locating a flood control channel and/or other drainage improvements (the "Improvements") on that portion of the Property more particularly described in Exhibit "A" (the "Easement Area") which is incorporated by this reference as if fully set forth herein in the configuration and location depicted on the attached Exhibit "B", which is incorporated by this reference as if fully set forth herein. Grantee acknowledges (i) that Grantor shall be able to use the Easement Area and any Improvements in any manner, including without limitation, historical uses of the Easement Area for tail water flow; and (ii) that Grantor shall be entitled to use any and all water that travels through the Easement Area or the Improvements. Grantee shall be responsible, at its sole cost and expense, for any and all maintenance associated with the Improvements and any and all maintenance required in the Easement Area.

The easement granted herein is temporary in the sense that it may be abandoned at a future date upon creation and establishment of alternate flood storage or other drainage improvements that causes the easement granted herein to no longer be necessary for the residential use of the adjacent real property described as Assessor's Parcel Numbers 1320-29-000-008 and 1320-29-000-014. If the event described in the preceding sentence should occur, Grantor may apply to Douglas County to have this Easement abandoned. In the event Douglas County agrees to such abandonment Grantor may cause a Notice of Abandonment or similar document to be recorded in the Official Records of Douglas County, Nevada. 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.

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.

PARK RANCH HOLDINGS, LLC
a Nevada limited liability company

By: Jon Park

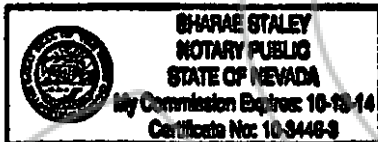
Jon Park
Manager

By: David Park

David Park
Manager

STATE OF NEVADA)
 : ss.
COUNTY OF Douglas)

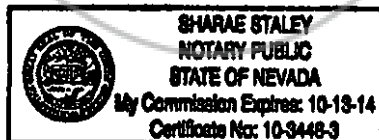
On June 2, 2014, personally appeared before me, a notary public, Jon Park, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the Manager of PARK RANCH HOLDINGS, a Nevada limited liability company, and who further acknowledged to me that he executed the foregoing deed on behalf of said entity.



Sharae Staley
NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
COUNTY OF Douglas)

On June 2, 2014, personally appeared before me, a notary public, David Park, 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 PARK RANCH HOLDINGS, a Nevada limited liability company, and who further acknowledged to me that he executed the foregoing deed on behalf of said entity.



Sharae Staley
NOTARY PUBLIC



EXHIBIT "A"

0028-078

05/29/14

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**DESCRIPTION
DRAINAGE AND FLOOD CONTROL EASEMENT
(Over Portion A.P.N. 1320-29-000-015 and 1320-33-001-008)**

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

A strip of land for drainage and flood control easement purposes located within portions of the 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 intersection of the northerly right-of-way of Heybourne Road and the westerly boundary of Parcel 1 as shown on the Map of Division into Large Parcels for Edgewood Companies filed for record June 15, 2009 in the office of Recorder, Douglas County, Nevada as Document No. 745140, the POINT OF BEGINNING;

thence along the westerly boundaries of Parcel 1 and Parcel 2 as shown on said Doc. No. 745140, North 00°20'20" East, 2658.83 feet to the southerly right-of-way of Buckeye Road;

thence along said southerly right-of-way of Buckeye Road, South 89°29'43" East, 100.00 feet;

thence along a line parallel with and 100-feet easterly of said westerly boundaries of Parcel 1 and Parcel 2, South 00°20'20" West, 1745.00 feet;

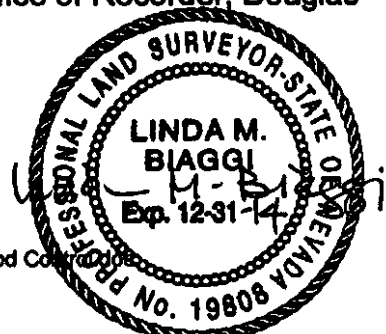
thence North 89°39'40" West, 30.00 feet;

thence along a line parallel with and 70-feet easterly of said westerly boundary of Parcel 1, South 00°20'20" West, 971.31 feet to said northerly right-of-way of Heybourne Road;

thence along said northerly right-of-way, along the arc of a curve to the left having a radial bearing of South 41°08'57" West, radius of 2037.50 feet, central angle of 02°33'09", arc length of 90.77 feet, and chord bearing and distance of North 50°07'38" West, 90.76 feet to the POINT OF BEGINNING, containing 5.52 acres, more or less.

The Basis of Bearing of this description is North 00°20'20" East, the westerly boundaries of Parcel 1 and Parcel 2 as shown on the Map of Division into Large Parcels for Edgewood Companies filed for record June 15, 2009 in the office of Recorder, Douglas County, Nevada as Document No. 745140

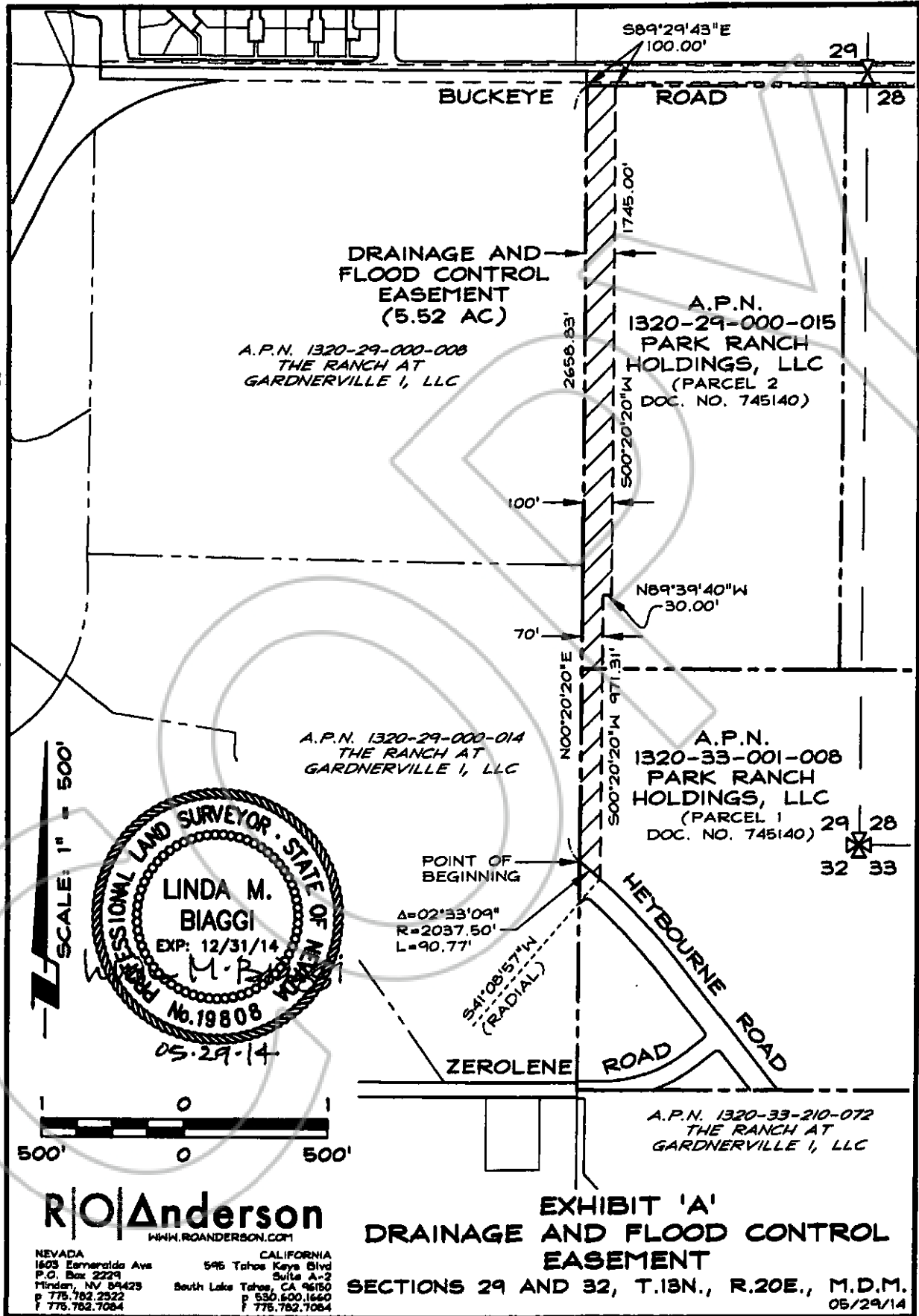
Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



05.29.14



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R/O Anderson
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EXHIBIT 'A'
DRAINAGE AND FLOOD CONTROL EASEMENT
 SECTIONS 29 AND 32, T.13N., R.20E., M.D.M.
 05/29/14