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Doc Number: **0847938**

08/14/2014 04:06 PM

OFFICIAL RECORDS

Requested By:
DAVE WINCHELL

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 3 Fee: \$ 16.00
Bk: 0814 Pg: 3276



Deputy ke

A.P.N. 1319-27-000-005

Recording Requested By
And When Recorded Mail To:

✓ Russell Bens
3967 Bones Road
Sebastopol, CA 95472

Easement for Ingress and Egress

THIS INDENTURE WITNESSETH: That RUSSELL BENS in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant to MICHAEL J. AND CATHY A. SARGENT, and to their heirs and assigns of such Grantee an easement for Ingress and Egress over all that real property situated in the unincorporated area of the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED HERETO AND MADE PART HEREOF

Date: 8/4/2014

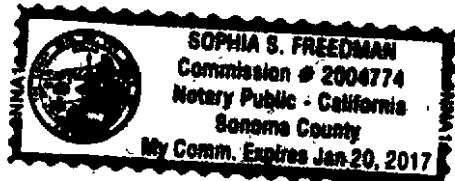
Russell Bens
Russell Bens

STATE OF CALIFORNIA)
):ss
COUNTY OF SONOMA)

On the 4 day of August, 2014, a notary public in and for said State, personally appeared RUSSELL BENS who proved to me 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 same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in the instrument above written.

Sophia Freedman
Notary Public in and for
Said County and State



A.P.N. 1319-27-000-005 (portion)

LEGAL DESCRIPTION

That portion of the Northwest 1/4 of Section 27, Township 13 North, Range 19 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

An easement for Ingress and Egress over the following described portion of PARCEL 3 of PARCEL MAP LDA 97-007 for BARTELS FAMILY TRUST recorded in Book 198 at Page 622 as Document No. 429880 in the Official Records of Douglas County:

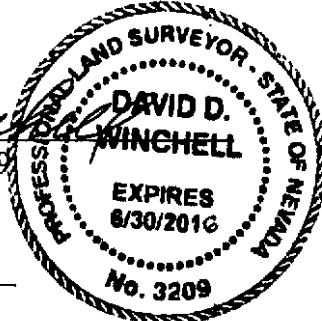
Beginning at the Southwesterly corner of said PARCEL 3, said corner lies on the Easterly right-of-way line of Foothill Road, said right-of-way line being a curve concave to the East and having a radius of 1460.00 feet, ; thence Northerly along said right-of-way line through a central angle of 01° 45' 58" an arc distance of 45.00 feet to a point on said right-of-way line, a radial line through said point bears S. 83° 04' 25" W.; thence leaving said right-of-way line S. 71° 58' 57" E., 36.54 feet to the beginning of a curve concave to the Southwest and having a radius of 40.00 feet; thence Southeasterly along said curve through a central angle of 65° 27' 35" an arc distance of 45.70 feet to a point on the Southerly line of said PARCEL 3, a radial line through said point bears N. 83° 28' 38" E.; thence Westerly along said Southerly line N. 89° 46' 47" W., 56.00 feet to the Point of Beginning.

Said Parcel Contains 1866 square feet (0.043 Acres), more or less.

Note: Exhibit "B" is attached hereto and is hereby made a part of this description.

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address is P. O. Box 6202, Gardnerville, Nevada 89460.

By: David D. Winchell
David D. Winchell, PLS 3209



Dated: 7/31/14

EXHIBIT "B"

(Easement for Ingress and Egress)



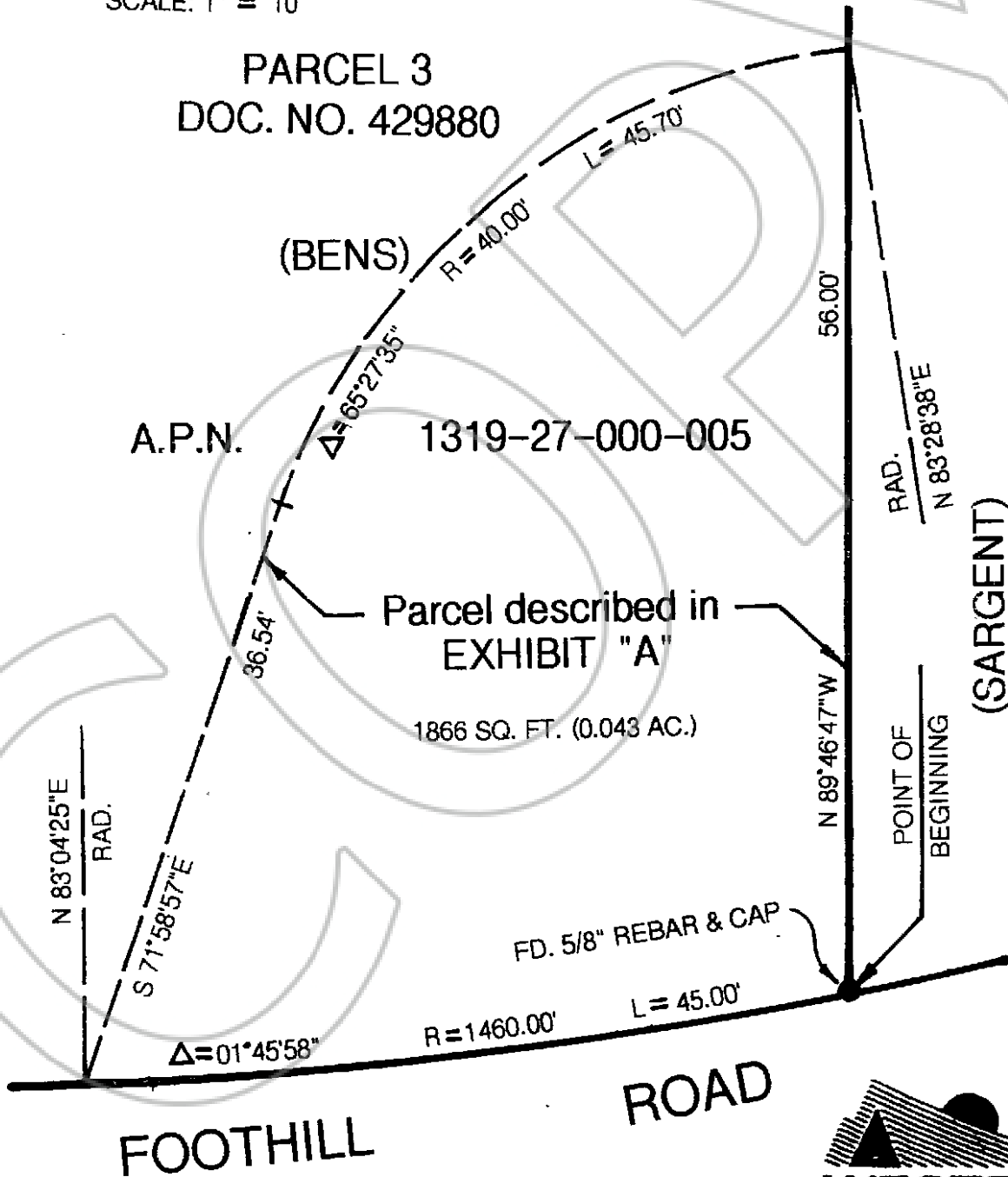
SCALE: 1" = 10'

PARCEL 3
DOC. NO. 429880

(BENS)
A.P.N. 1319-27-000-005

Parcel described in
EXHIBIT "A"

1866 SQ. FT. (0.043 AC.)



(SARGENT)
A.P.N. 1319-27-000-004

FOOTHILL

ROAD

