

APNs: 1320-29-402-012  
1330-29-402-003

ESCROW NO. 068593-TEA  
RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

RYAN D. RUSSELL, ESQ.  
ALLISON, MacKENZIE,  
PAVLAKIS, WRIGHT & FAGAN, LTD.  
402 North Division Street  
P.O. Box 646  
Carson City, NV 89702



KAREN ELLISON, RECORDER

The parties executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

EASEMENT

THIS EASEMENT is made effective as of this 15<sup>th</sup> day of December, 2014, by, Bently Enterprises, LLC, a Nevada Limited Liability Company, (hereinafter referred to as "GRANTOR") and the Town of Minden, an unincorporated town and a political subdivision of the State of Nevada, (hereinafter referred to as "GRANTEE");

WITNESSETH:

WHEREAS, GRANTOR owns real property in Douglas County, Nevada commonly identified as Douglas County Assessor's Parcel Nos. 1320-29-402-003 and 1320-29-402-012 (collectively "the Property"), and,

WHEREAS, GRANTOR has agreed to grant GRANTEE an easement over and across the Property for the purposes of owning, operating, maintaining, and otherwise utilizing,

the well located on Douglas County Assessor's Parcel No. 1320-29-402-003 and owned by GRANTEE which is designated Well #1 as part of GRANTEE's water system;

NOW, THEREFORE, in consideration of the above-referenced recitals and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

GRANTOR hereby grants, bargains and sells unto the undersigned GRANTEE, and to its respective successors and assigns, a perpetual easement for the ownership, operation, maintenance, utilization, inspection, access and repair of the well located on Douglas County Assessor's Parcel No. 1320-29-402-003 and owned by GRANTEE which is designated Well #1 as part of GRANTEE's water system, extending twenty-five feet wide along the northern boundary line of Douglas County Assessor's Parcel No. 1320-29-402-012, to Well #1 as depicted on the map attached hereto as Exhibit "A" and incorporated herein by this reference.

This Easement, including any exhibits incorporated herein by reference, sets forth all (and is intended by the parties to be an integration of all) of the representations, promises, agreements, and understandings among the parties hereto with respect to the rights, privileges and obligations of the parties. There are no representations, promises, agreements, or understandings, oral or written, express or implied, among the parties other than as set forth or incorporated herein.

///

///

///

///

///



LEGAL DESCRIPTION

PARCEL NO. 1:

A parcel or lot occupied by the Minden Mill, and being 56 feet wide by 250 feet long on the northerly side of Railroad Avenue, and described as follows:

Beginning at the southwesterly corner of the Minden Milling Co. parcel, which point is located on the northerly right of way line of Railroad Avenue, also being U.S. Highway 395. Said point being N. 26° 35' E., 79.00 feet from the northwest corner of Block G, in the town of Minden, Douglas County, Nevada; thence along the said highway S. 63° 25' E., 250.00 feet; thence N. 26° 35' E., 56.00 feet; thence N. 63° 25' W., 250.00 feet; thence S. 26° 35' W., 56.00 feet to the point of beginning.

The parcel being a portion of the SE 1/4 of the SW 1/4 of Section 29, T. 13 N., R. 20 E., M.D.B. & M.

Parcel NO. 2:

A parcel or lot occupied by the Minden Mill warehouse, and being 56 feet wide by 168.10 feet long on the northerly side of Railroad Avenue, and described as follows:

Beginning at the southwesterly corner of the Minden Milling Co. warehouse property, which is located on the northerly right of way line of Railroad Avenue, also being U.S. Highway 395. Said point being N. 26° 35' E., 79.00 feet and N. 63° 25' W., 31.00 feet from the northwesterly corner of Block H, in the town of Minden, Douglas County, Nevada; thence N. 26° 35' E., 56.00 feet; thence S. 63° 25' E., 168.10 feet; thence S. 26° 35' W., 56.00 feet; thence N. 63° 25' W., 168.10 feet along the northerly side of the highway to the point of beginning.

The parcel being a portion of the SE 1/4 of the SW 1/4 of Section 29, T. 13 N., R. 20 E., M.D.B. & M.

APN NO: 1320-29-402-012

*(Per NRS 111.312, this legal description was previously recorded in the Official Records of Douglas County, Nevada, on 24 September 1975, as Document No. 83342, at Book 975, Pages 926-928.)*

**EXHIBIT "A"**

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

**PARCEL 1:**

**Lot 5, in Block 2, as set forth on the map of North and West additions to the TOWN OF MINDEN, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on April 15, 1915.**

**Excepting therefrom that portion conveyed by MINDEN IMPROVEMENT CO. to MINDEN BUTTER MANUFACTURING CO. by deed Recorded March 31, 1920, in Book Q of Deeds, Page 308, Douglas County, Nevada, Records.**

**PARCEL 2:**

**A portion of those streets abandoned by the County of Douglas, State of Nevada to MINDEN TOWN WATER CO., et al, by Order of Abandonment, Recorded, October 21, 1969, in Book 70, Page 592, as Document No. 46076 Official Records Douglas County, Nevada.**

**PARCEL 3:**

**A portion of Section 29, Township 13 North, Range 20 East, M.D.B. & M., Douglas County, Nevada.**

**A strip of land 25.0 feet in width, the Westerly line of which being coincident with the following described line:**

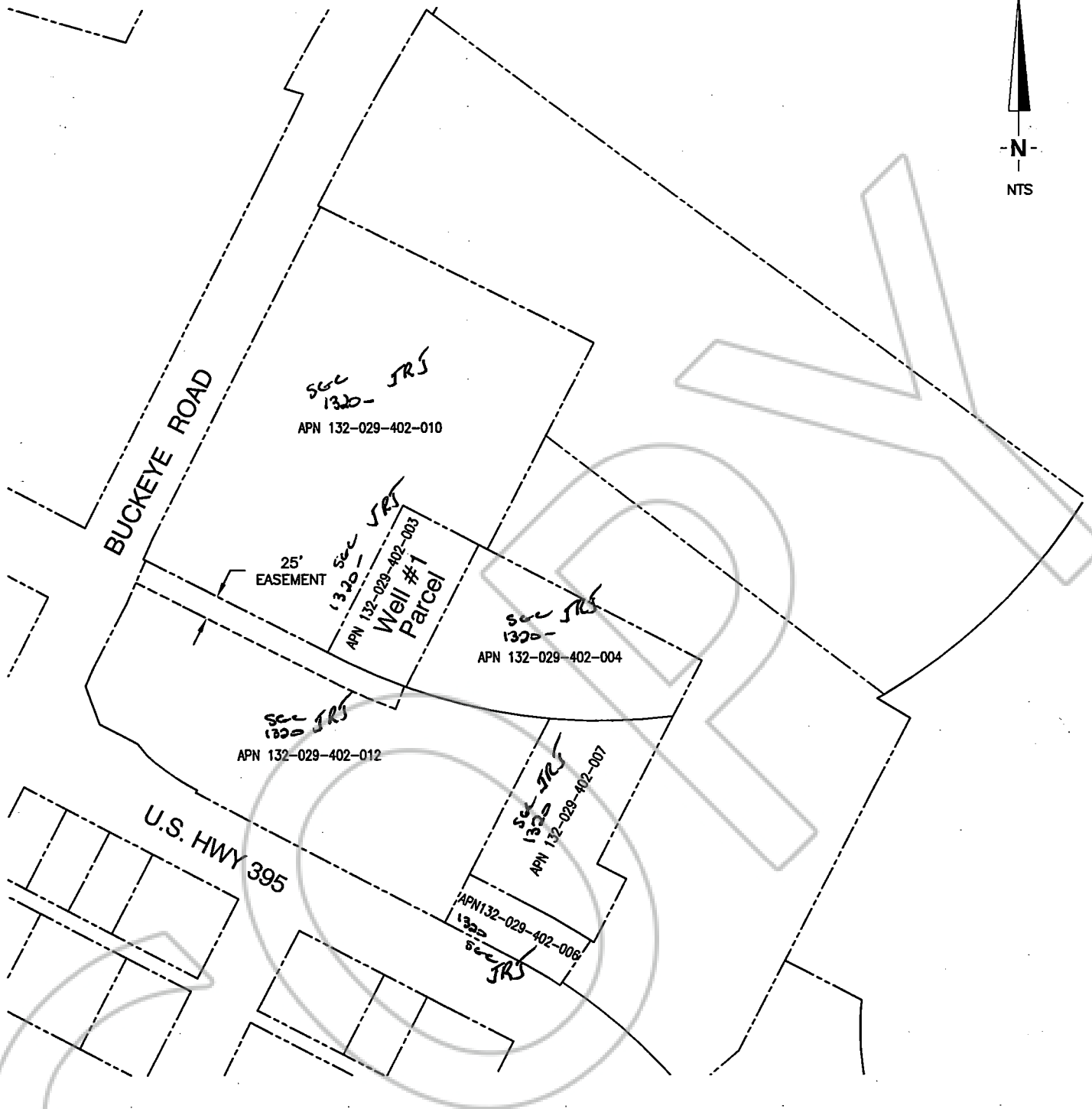
**Commencing at the Intersection of the Northerly right-of-way line of U.S. Highway "No. 395" (also known as Railroad Avenue) and the Easterly right-of-way line of Buckeye Road (also Known as Sixth Street); Thence North 26° 10' 50" East, 360.00 feet along the Easterly right-of-way line of said Buckeye Road; Thence leaving said Easterly right-of-way line, South 63° 25' East, 280.00 feet to the TRUE POINT OF BEGINNING Thence South 26° 10' 50" West, 170.00 more or less, to the Southerly terminus.**

**NOTE: The above metes and bounds description appeared previously in that certain Quitclaim recorded in the office of the County Recorder of Douglas County, Nevada on June 20, 1991, as Document No. 253316, in Book 291, Page 3065 of Official Records.**

**Assessor's Parcel Number(s):  
1320-29-402-003**

EXHIBIT "A"  
("Easement Map")

COPY



**EXHIBIT A**  
Bently Enterprises LLC to Town of Minden  
Easement to Well #1 Parcel