

APN: 1318-09-810-070

Recording Requested by
and When Recorded Mail To:Gordon Consulting, Inc.
c/o Nicole Zaborsky
584 Kiowa Drive
South Lake Tahoe, California 96150

00010353201508589720060062

KAREN ELLISON, RECORDER

GRANT OF EASEMENT

This GRANT OF EASEMENT is made and entered into this 20th day of March, 2015 by and between BARBARA BOUCKE, as Trustee, or the Successor Trustee or Trustees, U/A/O November 15, 1990, as amended, creating THE BARBARA BOUCKE SEPARATE PROPERTY TRUST (GRANTOR), as follows:

WHEREAS, GRANTOR is the fee owner of a parcel of Real Property described as Lot 19, in Block "D" of Zephyr Cove, sometimes called Marla Bay, Douglas County, State of Nevada, according to that certain map entitled "Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., in Sections 9 and 10, T, 13 N., R. 18 E.," filed in the office of the County Recorder of Douglas County, Nevada, August 5, 1929 (hereafter "Lot 19"); and

WHEREAS, GRANTOR is the fee owner of a parcel of Real Property described as Lot 8, in Block "D" of Zephyr Cove, sometimes called Marla Bay, Douglas County, State of Nevada, according to that certain map entitled "Amended Map of Subdivision No. 2, Zephyr Cove Properties, Inc., in Sections 9 and 10, T, 13 N., R. 18 E.," filed in the office of the County Recorder of Douglas County, Nevada, August 5, 1929 (hereafter "Lot 8"); and

WHEREAS, GRANTOR is willing to grant to Lot 8 a non-exclusive public sewer line easement, to use a portion of said Lot 19, upon the terms and conditions hereinafter set out.

NOW, THEREFORE, for valuable consideration, GRANTOR states as follows:

1. GRANTOR does hereby grant, bargain, transfer, deliver and convey into Lot 8 a permanent and perpetual sewer line easement to construct, maintain, repair and replace a sewerline, including ingress and egress, upon, over and under a strip of land located on Lot 19 and more particularly described on Exhibit "A" attached hereto and incorporated herein. The easement shall be appurtenant to the above-described parcel of real property owned by the Owner of Lot 8.

2. All costs of construction, repair and maintenance shall be borne solely by the Owner of Lot 8.

3. The Owner of Lot 8 shall hold harmless and indemnify the Owner of Lot 19 from and against any and all claims, demands, lawsuits, settlements, damages, costs and expenses (including attorney fees), suffered or incurred by the Owner of Lot 19 that arises directly or indirectly as a result of any personal injury, death, or property damage occurring on or about the easement or arising in connection with the use of the easement unless the injury, death or property damage is the result of a negligent act of the Owner of Lot 19, in which case, the Owner of Lot 19 will hold harmless and indemnify the Owner of Lot 8 from any such claim.

4. The easement provided for herein shall run with the land and be binding upon and inure to the benefit of the parties hereto, and their successors and assigns in perpetuity.

BARBARA BOUCKE, as Trustee, or the Successor
Trustee or Trustees, U/A/O November 15,
1990, as amended, creating THE BARBARA
BOUCKE SEPARATE PROPERTY TRUST

2/9 / 2015.

Barbara Boucke Trustee
By: BARBARA BOUCKE, Trustee

June 2, 2014
13100

DESCRIPTION
SEWER EASEMENT

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

All that portion of Section 9, Township 13 North, Range 18 East, M.D.M., more particularly described as follows:

All that portion of Lot 19, Block D per the Amended Map of Zephyr Cove Properties inc., filed for record on August 5, 1929 as Document Number 267;

An area 7.5 feet wide being Southeast of the following described property line;

Beginning at the property corner common to Lot 8, Lot 9, Lot 19 and Lot 20, Block D per said Amended Map of Zephyr Cove Properties inc.,

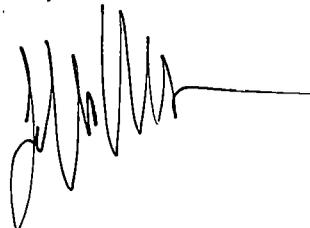
thence North 53°20'23" East (as measured between found monuments; North 53°30'00" East as shown on said Amended Map of Subdivision No 2 of Zephyr Cove Properties inc.) 15.00 feet to the Point of termination.

Containing 112 square feet, more or less.

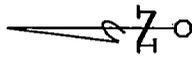
The Basis of Bearing for this description is based upon the above referenced Amended Map of Zephyr Cove Properties inc., being the bearing North 53°30' East.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc. Land Surveying
P.O. Box 5067, Stateline, NV 89449



DATE 01/2014 JOB No. 13100
PROJECT SEWER EASEMENT EXHIBIT
BY SW PAGE 1 OF 1
628 FREEL DR., DOUGLAS CO., NV
A.P.N. 1318-09-810-070, LOT 19, BLK. D
AMENDED MAP OF ZEPHYR COVE PROPERTIES INC.,
LOT 19, BLK. D



1" = 20'

LOT 20

LOT 19

LOT 9
LOT 6

LOT 8

N 53°30'00" E 125.00'

PROPOSED SEWER EASEMENT

7.5'

15.00'

N 36°30'00" W 75.00'

EXISTING SEWER EASEMENT PER BK. 175 PG. 1168

N 53°30'00" E 125.00'

EXISTING SEWER EASEMENT

N 53°30'00" E 125.00'



J.A. TURNER & ASSOCIATES, INC.

LAND SURVEYING

(775) 588-5658

308 DORLA COURT, SUITE 213
ROUND HILL, NEVADA

P.O. BOX 5067 - STATELINE, NEVADA 89449

PROJECT FILE 13100

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Marin }

On 2/9/2015 before me, Sarah Nancy Butler
Date Here, Insert Name and Title of the Officer

personally appeared Barbara Lee-Bouche
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.



Signature: Sarah Nancy Butler
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Grant of Easement

Document Date: 2/9/2015 Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

- | | |
|--|--|
| Signer's Name: _____ | Signer's Name: _____ |
| <input type="checkbox"/> Corporate Officer — Title(s): _____ | <input type="checkbox"/> Corporate Officer — Title(s): _____ |
| <input type="checkbox"/> Individual | <input type="checkbox"/> Individual |
| <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General | <input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General |
| <input type="checkbox"/> Attorney in Fact | <input type="checkbox"/> Attorney in Fact |
| <input type="checkbox"/> Trustee | <input type="checkbox"/> Trustee |
| <input type="checkbox"/> Guardian or Conservator | <input type="checkbox"/> Guardian or Conservator |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Other: _____ |

Signer Is Representing: _____