

APN: 1320-06-001-007 and
1320-06-001-008

When Recorded, Mail to:

Charles S. Zumpft, Esq.
Minden Lawyers, LLC
Post Office Box 2860
Minden, NV 89423



KAREN ELLISON, RECORDER

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

PRIVATE ACCESS AND DRAINAGE EASEMENT

THIS INDENTURE, made this 21ST day of APRIL 2015, by and between CHRISTOPHER P. BENTLY (hereinafter referred to as "GRANTOR"); and BENTLY FAMILY LIMITED PARTNERSHIP, a Nevada limited partnership, (hereinafter referred to as "GRANTEE")

WITNESSETH:

THAT IN AND FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the GRANTOR has this day bargained and sold, and by these presents does bargain and sell, transfer, and deliver unto the GRANTEE, a perpetual private access and drainage easement to construct, maintain, repair, replace, and rebuild access and drainage facilities and improvements in conjunction with the boundary line adjustment as set forth on the Record of Survey Map recorded contemporaneously herewith in the Official Records of Douglas County as Document No. 2015-861831 at Book _____, Page _____.

THE LAND AFFECTED by the grant of this private access and drainage easement is located in the County of Douglas, State of Nevada, and is more particularly described in the attached Exhibit "A."

Said access and drainage easement is conveyed pursuant to and is more particularly depicted on the Record of Survey recorded contemporaneously herewith.

TO HAVE AND TO HOLD said access and drainage easement unto the GRANTEE and unto its successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed these presents the day and year first above written.

"GRANTOR"

CHRISTOPHER P. BENTLY

By: *Chris Bently*
Name: Christopher P. Bently

STATE OF CALIFORNIA)
 : ss.
COUNTY OF SAN FRANCISCO)

On _____, 2015, before me,
_____, a Notary Public, personally appeared CHRISTOPHER P. BENTLY, personally known to me or proven 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 the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I declare under the laws of the state of California that the foregoing is true and correct.

WITNESS my hand and official seal.

Notary Public

State of California
County of San Francisco

On APRIL 21, 2015 before me, Yvette Marie Conde, personally
appeared CHRISTOPHER P. BENTLEY
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 the same in
his authorized capacity, and that by his signature on the instrument the person, or the
entity upon behalf of which the person 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.

Yvette Marie Conde



Name of Document :
Date of Document:

PRIVATE ACCESS AND DRAINAGE EASEMENT "GRANTOR"
APRIL 21, 2015

“GRANTEE”

By: Chris Bently
CHRISTOPHER P. BENTLY

Managing Member and President of Gibson Tool & Supply, LLC, the
General Partner of the Bently Family Limited Partnership
STATE OF CALIFORNIA)

: ss.

COUNTY OF SAN FRANCISCO)

On _____, 2015, before me,
_____, a Notary Public, personally appeared CHRISTOPHER P.
BENTLY, Managing Member and President of Gibson Tool & Supply, LLC, personally
known to me or proven 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 the
same in his authorized capacity, and that by his signature on the instrument the person, or
entity upon behalf of which the person acted, executed the instrument.

I declare under the laws of the state of California that the foregoing is true and correct.

WITNESS my hand and official seal.

Notary Public

No 4

State of California
County of San Francisco

On APRIL 21 2015 before me, Yvette Marie Conde, personally appeared CHRISTOPHER R. BENTLY 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 the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person 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.



Yvette Marie Conde

Name of Document : PRIVATE ACCESS AND EASEMENT "GRANTEE"
Date of Document: APRIL 21, 2015

Exhibit "A"
BENTLY FAMILY LIMITED PARTNERSHIP
PRIVATE ACCESS AND DRAINAGE EASEMENT
LEGAL DESCRIPTION

A strip of land forty feet wide for private access and drainage easement purposes located within the northeast one-quarter of Section 6, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the westerly boundary line of Parcel 1 as shown on the Record of Survey to Support a Lot Line Adjustment for Donald E. Bently, filed for record August 8, 1995, in Book 895, Page 1269, as Document No. 367915, Official Records of Douglas County, Nevada, which bears S. 42°57'50" W., 1,855.81 feet from the northeast corner of said Section 6;

thence S. 00°26'29" E., 1,326.55 feet to a point on the southerly boundary line of said Parcel 1;

thence along said southerly boundary line of Parcel 1, S. 89°43'53" W., 40.00 feet;

thence N. 00°26'29" W., 1,286.98 feet;

thence N. 89°39'17" W., 424.94 feet;

thence N. 00°20'43" E., 40.00 feet to a point on the northerly boundary line of the 34.65 acre Hopkins parcel as shown on the Record of Survey To Support a Lot Line Adjustment For Robert W. & Lenore T. Hopkins, Filed for record January 9, 1990, in Book 190, Page 1642, as Document No. 217909, Official Records;

thence S. 89°39'17" E., 464.39 feet to the POINT OF BEGINNING;

Containing 1.608 acres (70,057 sq.ft.), more or less.

Basis Of Bearing:

The southerly right-of-way line of Johnson Lane, as shown on the Record of Survey to Support a Lot Line Adjustment for Donald E. Bently, filed for record August 8, 1995, in Book 895, Page 1269, as Document No. 367915, Official Records. (N. 89°47'25" E.)

PREPARED BY:

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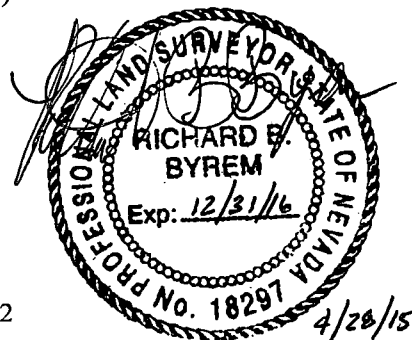
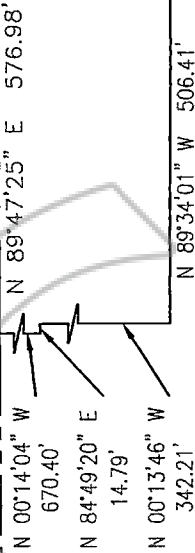


EXHIBIT "A" (Page 2 of 2)
PRIVATE ACCESS AND DRAINAGE EASEMENT

TOTAL AREA: 1.608 ± AC

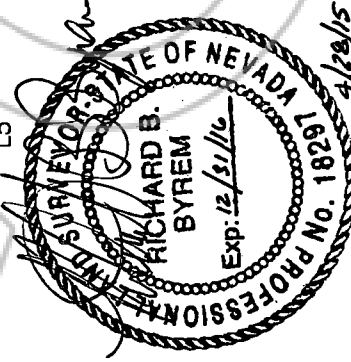
JOHNSON LANE

BASIS OF BEARINGS N 89°47'25" E



EXISTING 40' ROADWAY
 EASEMENT DOC. NO. 29026,
 PER MAP DOC. NO.
 217909

POINT OF BEGINNING



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°26'29" E	1326.55'
L2	S 89°43'53" W	40.00'
L3	N 00°26'29" W	1286.98'
L4	N 89°39'17" W	424.94'
L5	N 00°20'43" E	40.00'
L6	S 89°39'17" E	464.39'

N 00°22'56" W 1340.50'

SECTION LINE

1320-06-001-008

1320-06-001-007

BENTLY FAMILY LIMITED PARTNERSHIP
 AND
CHRISTOPHER P. BENTLY
 PRIVATE ACCESS AND DRAINAGE EASEMENT

EASEMENT AREA:
 1.608 AC
 (70,057 S.F.)

BASIS OF BEARING:
 THE SOUTHERLY RIGHT-OF-WAY LINE OF JOHNSON LANE, AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A LOT LINE ADJUSTMENT FOR DONALD E. BENTLY, DOCUMENT NO. 367915.
 (N. 89°47'25" E.)

