

RECORDING REQUESTED BY,
AND WHEN RECORDED, MAIL TO:
Nicksam Properties, LLC
20 Bicentennial Circle
Sacramento, CA 95826



KAREN ELLISON, RECORDER

APN 1418-03-301-008
APN 1418-03-301-009

Pursuant to NRS 239B.030(4), I affirm
that the foregoing instrument does not
contain the social security number of
any person.

GRANT OF SEWER EASEMENT

THIS GRANT OF SEWER EASEMENT, made this 18th day of
September, 2015, between JEAN MERKELBACH, as Trustee of the
SES TRUST, residing at 2190 Lands End Drive, Glenbrook,
Nevada 89413 ("Grantor"), and NICKSAM PROPERTIES, LLC, a
California limited liability company authorized to transact
business in the State of Nevada, with a principal place of
business at 20 Bicentennial Circle, Sacramento, CA 95826
("Grantee").

WITNESSETH, that the Grantor, for valuable
consideration, receipt of which is hereby acknowledged, has
granted and conveyed, and by these presents does grant,
convey and confirm unto the Grantee, its successors and
assigns, an easement and rights-of-way 10' wide for the
purpose of the installation and maintenance of sewer utility
lines and necessary appurtenances in the County of Douglas,
State of Nevada, over, under and through all that real
property situate in the County of Douglas, State of Nevada,
as more particularly described in Exhibit 1 and depicted in
Exhibit A thereto, attached hereto and incorporated herein by
this reference, all for the benefit, use and advantage of
that real property situate in the County of Douglas, State of
Nevada, as more particularly described in Exhibit 2, more
commonly known as 2204 Lands End Drive, Glenbrook, Nevada
89413, APN 1418-03-301-008.

TOGETHER WITH AND INCLUDING the right to enter upon the
property described in Exhibit 1 at any time for maintenance,
repair and construction of sewer utility lines, as may be
reasonable and proper in that behalf, making good,
nevertheless, at its own expense, all damage or disturbance

which may be caused to the said land of the Grantor in relation to such connections, repairs or maintenance, and holding Grantor harmless therefrom.

IN WITNESS WHEREOF, the said Grantor has hereunto set her hand and seal the day and year first above written.

GRANTOR:

SES TRUST

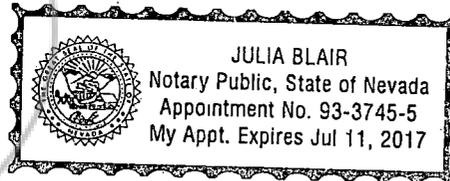

JEAN MERKELBACH, Trustee

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on September 18, 2015, by Jean Merkelbach, as Trustee of the SES Trust.

WITNESS my hand and official seal.


NOTARY PUBLIC



**LEGAL DESCRIPTION
10' SEWER EASEMENT
ACROSS APN 1418-03-301-009**

A strip of land being ten feet in width for the purpose of a utility easement for the installation and maintenance of a private sewer service lateral and its appurtenances across a portion of that certain parcel of land previously described at Document no. 771718 filed for record on October 6, 2010, in the office of the Douglas County recorder, lying entirely within the Southwest One-quarter of Section 3, Township 14 North, Range 18 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the most southerly angle point on the boundary of said parcel of land described at Document no. 771718 being marked by $\frac{3}{4}$ inch iron pipe set in concrete;

Thence N 06°44'15"E a distance of 13.18 feet to the POINT OF BEGINNING;

Thence along the following five courses:

1. N 18°27'54"W a distance of 159.86 feet;
2. N 29°43'18"W a distance of 42.51 feet;
3. N 42°37'11"W a distance of 99.38 feet;
4. 43.01 feet along the arc of a non-tangent curve to the left having a central angle of 54°45'46", a radius of 45.00 feet, and a chord which bears N 85°46'07"W 41.39 feet;
5. S 66°51'00"W a distance of 28.31 feet to a point on the Easterly boundary of that certain parcel of land described at Document no. 2015-868995 filed for record on August 31, 2015, in said Douglas County records;

Thence N 01°45'00"E along said Easterly boundary a distance of 11.02 feet;

Thence along the following six courses:

1. N 66°51'00"E a distance of 23.67 feet;
2. 54.02 feet along the arc of a tangent curve to the right having a central angle of 56°16'35", a radius of 55.00 feet, and a chord which bears S 85°00'43"E 51.88 feet;
3. S 42°37'11"E a distance of 101.82 feet;
4. S 29°43'18"E a distance of 44.63 feet;
5. S 18°27'54"E a distance of 160.84 feet;
6. S 71°32'06"W a distance of 10.00 feet to the POINT OF BEGINNING;

Containing 3,790 square feet, more or less.

Basis of Bearings: The west line of Parcel no. 1, as shown on Division of Land Map for the Glenbrook Company at Document no. 29687 in said Douglas County records as defined by the found monuments shown hereon. (N 01°14'07"E)

Prepared by:
Richard B. Byrem, Nevada PLS No. 18297
Resource Concepts, Inc.
212 Elks Point Drive, Suite 443
PO Box 11796, Zephyr Cove, NV 89448
(775) 588-7500

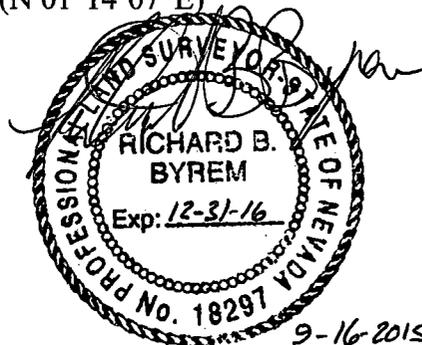


EXHIBIT 1

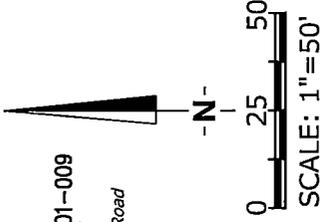
EXHIBIT "A"
10' WIDE SEWER EASEMENT
AREA: 3,775 ± S.F.

CURVE TABLE

CURVE	ARC LENGTH	DELTA ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH
C1	43.01'	54°45'46"	45.00'	N 85°46'07" W	41.39'
C2	54.02'	56°16'35"	55.00'	S 85°00'43" E	51.88'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 17°27'54" W	159.86'
L2	N 29°43'18" W	43.51'
L3	N 42°37'11" W	99.38'
L4	S 66°51'00" W	28.31'
L5	N 01°45'00" E	11.02'
L6	N 66°51'00" E	23.67'
L7	S 42°37'11" E	101.82'
L8	S 29°43'18" E	44.63'
L9	S 18°27'54" E	160.84'
L10	S 71°32'06" W	10.00'



BASIS OF BEARING:

THE WEST LINE OF PARCEL NO. 1, AS SHOWN ON DIVISION OF LAND MAP FOR THE GLENBROOK COMPANY, DOCUMENT NO. 29687 (N 01°27'50" E RECORD), BETWEEN FOUND MONUMENTS AS SHOWN HEREON. (N 01°14'07"E).

FOUND PK W/WASHER,
PLS 18297

FOUND 5/8" REBAR
W/CAP, PLS 18297

N 88°55'53" W
101.83'

N 01°45'00" E
44.80'

R= 45.00
D= 111°38'39"
L= 87.69'

R= 190.00
D= 21°33'31"
L= 71.49'

APN: 1418-03-301-010
JOHN & JODY KUZMIK FAMILY TRUST

APN: 1418-03-301-008
NICKSAM PROPERTIES LLC
2204 Lands End Road

APN: 1418-03-301-009
SES TRUST
2190 Lands End Road

LANDS
AREA: 9774.8 S.F.
100.00'

N 29°43'18" W
43.00'

N 16°33'21" W

APN: 1418-03-301-011
ANDERSON, DARIUS W & SARAH

20' ROAD EASEMENT

LEGEND

- FOUND 3/4" IRON PIPE W/PLUG, PLS 3519 (TURNER)
- FOUND MONUMENT AS NOTED
- FOUND 3/4" IRON PLUG IN CONCRETE W/CAP, RLS 3519
- DIMENSION POINT, NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING

N 06°44'15" E
13.18'

P.O.B.

171.40'

S 45°15'24" W
239.71'
APN: 1418-03-710-001
GLENBROOK H.O.A

NICKSAM PROPERTIES LLC
WITHIN A PORTION OF THE NW1/4,
OF THE SW1/4,
OF SECTION 3, T.14 N., R.18 E., M.D.M.



Resource Concepts Inc

EXHIBIT 2

ALL THAT PORTION OF SECTION 3, TOWNSHIP 14 NORTH, RANGE 18 EAST M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH BEARS SOUTH $36^{\circ}41'48''$ WEST 1,267.14 FEET FROM THE CENTER $\frac{1}{4}$ CORNER OF SAID SECTION 3, AS ESTABLISHED BY THE BUREAU OF LAND MANAGEMENT IN 1990;

THENCE NORTH $01^{\circ}14'07''$ EAST 284.68 FEET;

THENCE SOUTH $88^{\circ}55'53''$ EAST 101.83 FEET;

THENCE SOUTH $01^{\circ}45'00''$ WEST 44.80 FEET;

THENCE ALONG A CURVE CONCAVE TO THE EAST WITH A RADIUS OF 190.00 FEET, A CENTRAL ANGLE OF $21^{\circ}33'30''$, AND AN ARC LENGTH OF 71.49 FEET, THE CHORD OF SAID CURVE BEARS SOUTH $02^{\circ}40'35''$ WEST 71.07 FEET;

THENCE ALONG A CURVE CONCAVE TO THE NORTHWEST WITH A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF $66^{\circ}05'15''$, AND AN ARC LENGTH OF 207.62 FEET, THE CHORD OF SAID CURVE BEARS SOUTH $31^{\circ}44'20''$ WEST 196.30 FEET TO THE POINT OF BEGINNING.

NOTE (NRS 111.312): THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON AUGUST 31, 2015, AS DOCUMENT 2015-868995 OF OFFICIAL RECORDS.