

APN:1219-15-002-050

After Recording, Mail to:

Wilfred L. Jones
18319 Pepper Street
Castro Valley, CA 94546

Mail Tax Statements to:

Same as above



KAREN ELLISON, RECORDER

E03

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

EASEMENT DEED

THIS INDENTURE IS MADE THIS ___ day of October, 2015 by WILFRED L. JONES a married man, as his sole and separate property, GRANTOR and WILFRED L. JONES, a married man, as his sole and separate property, GRANTEE.

WITNESSETH:

GRANTOR, who is the owner of land located at 345 Jones Lane, County of Douglas, State of Nevada, and further described as

Parcel 3 of the "Parcel Map for Margaret Jm Biggs and Wilfred L. Jones," recorded the 19th day of September, 1985 in book 985, page 2262, Document No. 124005, for good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey to GRANTEE, a private roadway under, through, over and across and appurtenant to GRANTOR'S property as set forth in Exhibit 1 attached hereto.

To have and to hold said rights, together with the appurtenances, unto the said GRANTEE, and to the successors, heirs, and assigns of GRANTEE forever.

Further reserving unto GRANTOR, all title to the real property affected hereby, except as

expressly transferred and released herein.

IN WITNESS WHEREOF, the party of the first part has executed this conveyance the day and year first above written.

Wilfred L. Jones

WILFRED L. JONES

ACKNOWLEDGMENT

STATE OF NEVADA)
) : ss.
COUNTY OF DOUGLAS)

On 10/23, 2015, before me, Jodi O Stovall Notary Public, personally appeared WILFRED L. JONES, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Seal

Jodi O Stovall

NOTARY PUBLIC

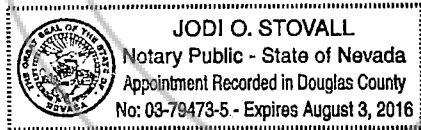


EXHIBIT 1

COPY

EXHIBIT 1

**LEGAL DESCRIPTION
PRIVATE ROAD EASEMENT
ACROSS APN 1219-15-002-050**

Revised July 14, 2015

A tract of land being twenty-five feet in width for the purpose of a private roadway easement across a portion of that parcel of land previously described as Adjusted Parcel 3 on the Record of Survey to Support a Boundary Line Agreement recorded at Document No. 519652 in the office of the Douglas County Recorder, said tract of land lying entirely within the Southeast One-Quarter of Section 15, Township 12 North, Range 19 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the NW corner of the E ½ of said SE ¼ of Section 15, being a ½ inch diameter iron pipe, as shown on said Record of Survey filed for record at Document no. 519652;

Thence S 00°09'15"W a distance of 744.57 feet to point on the South line of Jones Lane, a 50 foot exclusive private road easement per document no. 121842 in said Douglas County records, said point also being the POINT OF BEGINNING;

Thence along the Easterly and Southerly boundary of said Adjusted Parcel 3 for the following two courses:

1. S 00°09'15"W a distance of 825.79 feet to a rebar with plastic cap bearing the PLS no. 3922;

2. S 77°10'31"W a distance of 25.58 feet;

Thence 5.75 feet along the arc of a curve to the right having a central angle of 01°27'47", a radius of 225.00 feet, and a chord which bears N 00°34'39"W 5.75 feet;

Thence N 00°09'15"E a distance of 825.79 feet;

Thence S 89°51'31"E along said South line of Jones Lane a distance of 25.00 feet to the POINT OF BEGINNING;

Containing 20,716 square feet.

Basis of Bearings: The east line of Parcel 3, as shown on the parcel map recorded for Margaret J. Biggs and Wilfred L. Jones at Document No. 124005 in the Douglas County records, defined as the line between the found original rebar and cap set by PLS 3922 at the SE corner of said Parcel 3 and the found ½ inch diameter iron pipe at the NW corner of the E ½ SE ¼ of Section 15, T 12 N, R 19 E MDM. (N 00°09'15"E)

Prepared by:

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

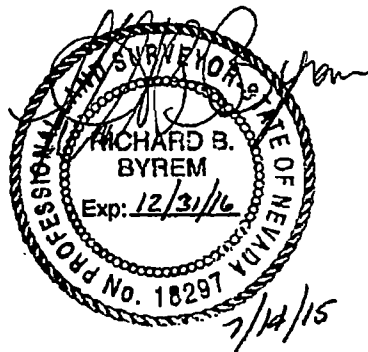
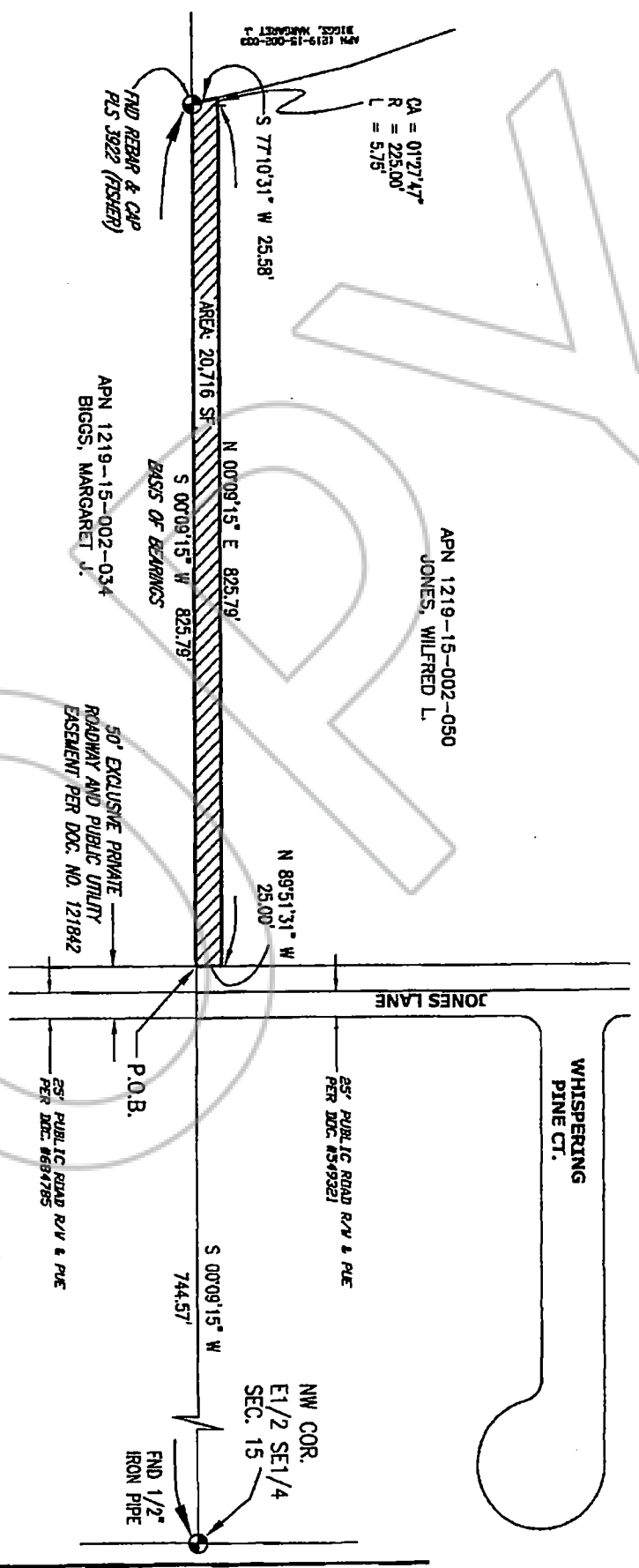




EXHIBIT 'A'
PRIVATE ROADWAY EASEMENT
AREA: 20,716± S.F.



LEGEND

- FOUND POINT AS NOTED
- P.O.B. POINT OF BEGINNING

WILFRED L. JONES
PORTION OF SECTION 15,
T. 12 N., R. 19. E., M.D.M.,
DOUGLAS COUNTY, NEVADA
RESOURCE CONCEPTS, INC.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1219-15-002-050
b) _____
c) _____
d) _____

2. Type of Property:
a) Vacant Land b) Single Fam. Res.
c) Condo/Twnhse d) 2-4 Plex
e) Apt. Bldg f) Comm'l/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 0
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$ 0
Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 3
b. Explain Reason for Exemption: Grantor and Grantee are in the same Easement.

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Wilfred Jones Capacity Owner
Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Wilfred L. Jones
Address: 18319 Pepper St.
City: Castro Valley
State: CA Zip: 94546

Print Name: SAME Wilfred L. Jones
Address: 18319 Pepper St
City: Castro Valley
State: CA Zip: 94546

**COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)**

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)