DOUGLAS COUNTY, NV Rec:\$16.00

Total:\$16.00 LENA RUPPMAN 2016-875261

01/13/2016 01:48 PM

Recordation requested by: Maupin, Cox & LeGoy

After recordation return Deed and mail future property tax statements to the following address of Grantee:

Lena Ruppman, Trustee 963 Topsy Lane, Suite 306-194 Carson City, NV 89705



KAREN ELLISON, RECORDER

PUBLIC UTILITY EASEMENT

THIS INDENTURE is made and entered into this 19 day of 0ctober 2015, by and between Lena Ruppman, as Trustee of the Lena Mae Ruppman 1994 Trust ("GRANTOR"), and Douglas County, a political subdivision of the State of Nevada ("GRANTEE").

The GRANTOR for good and valuable consideration, the receipt of which is acknowledged does hereby grant, transfer, deliver and convey, a perpetual and permanent ten foot public utility easement, which is an interest in land, unto GRANTEE and its assigns or successors, across, upon, over, through and under a strip of land more particularly described in the legal description attached as Exhibit "A" and depicted on Exhibit "B" both of which are incorporated herein, for ingress, egress, construction, maintenance, operation, repair or replacement of public utilities, including but not limited to water facilities, as defined by Douglas County Code.

Public utilities exercising a right hereunder shall hold harmless, indemnify and defend GRANTOR from and against all liabilities, penalties, costs, losses, damages, expenses, causes of action, claims, demands or judgments, including reasonable attorneys' fees, arising from or in any way connected with injury to or the death of any person, or physical damage to any property, resulting from any act or omission of the public utility. All rights and remedies afforded by this Public Utility Easement shall run with the land, and shall be binding upon the Grantor, its successors, agents and assigns forever.

GRANTOR

The Lena Mae Ruppman 1994 Trust

Lená Ruppman, Trusted

STATE OF Neva

COUNTY OF T

This Public Utility Easement was acknowledged before me on 10/19, 2015, by Lena Ruppman, as Trustee of the Lena Mae Ruppman 1994 Trust.

CLIFFORD W. RAY **NOTARY PUBLIC** STATE OF NEVADA Carson City Commission Exp. July 23, 2019

Certificate No: 15-2424-3

Notary Public

EXHIBIT 'A'

DESCRIPTION 10' PUBLIC UTILITY EASEMENT (OVER A.P.N. 1319-09-602-001)

A ten foot (10') wide strip of land for public utility easement purposes located within a portion of Section 9, Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, said strip of land being comprised of a portion of Parcel 2 per that certain Record of Survey for Robert P. Brush & Juliet Dix Brush, filed for record August 7, 1984 in the office of the Recorder, Douglas County, Nevada in Book 884, at Page 457, as Document No. 104602, said strip of land lying 5 feet on both sides of the following described centerline:

Commencing at the northeast corner of Parcel 1 as shown on said Parcel Map for Robert P. Brush & Juliet Dix Brush;

thence along the northerly line of said Parcel 1, North 72°14'45" West, 70.00 feet; thence leaving said northerly line, South 00°05'37" East, 5.25 feet to a point on the southerly line of an existing 5' Public Utility Easement, the POINT OF BEGINNING; thence leaving said southerly line, South 00°05'37" East, 81.05 feet to a point on the northerly line of an existing 10 foot wide Public Utility Easement, the TERMINUS of this description, containing 812 square feet, more or less.

The sidelines of said description shall be extended and shortened to begin and end on said southerly and northerly lines of said existing Public Utility Easements.

The Basis of Bearing of this description is the east line of Parcel 1 as shown on the Parcel Map for Robert P. Brush & Juliet Dix Brush filed for record August 7, 1984 in the office of the Recorder, Douglas County, Nevada in Book 884, at Page 457, as Document No. 104602.

Prepared By: R.O. ANDERSON ENGINEERING, INC. Clifford W. Ray, P.L.S. 15428 P.O. Box 2229 Minden, Nevada 89423



