

RETURN TO:
Minden-Gardnerville Sanitation District
Post Office Box 568
Minden, NV 89423

APN 1220-04-002-004

DOUGLAS COUNTY, NV 2016-876333

Rec:\$16.00

Total:\$16.00

02/05/2016 11:58 AM

MINDEN GARDNERVILLE
SANITATION

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KAREN ELLISON, RECORDER

GRANT OF EASEMENT

This indenture, made and entered into this 4th day of September, 2013, by and between MARGARET J. COX, a married woman as her sole and separate property, and BONNIE K. PARK aka BONNIE K. BURR, Trustee, under the BONNIE PARK BURR TRUST AGREEMENT dated August 17, 2004, hereinafter referred to as Grantor, and the MINDEN-GARDNERVILLE SANITATION DISTRICT, hereinafter referred to as Grantee,

WITNESSETH

That for and in consideration of the sum of One Dollar (\$1.00), lawful money of the United States of America, (and other good and valuable consideration), the Grantor hereby grants to the Grantee, its successors and assigns, a permanent easement 20 feet wide for the installation and maintenance of a sewer line, together with other necessary or convenient appurtenances connected therewith, across, over, and upon the following described lands and premises, situate in the County of Douglas, State of Nevada:

See Attached Easement Description

Together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, maintaining said sewer line and appurtenances.

Grantor agrees that no buildings or structures shall be placed upon, over, or under said easement, now or hereafter without the express approval of the Grantee, except that said parcel may be improved and used for street, road, landscape, or driveway purposes, insofar as such use does not interfere with its use by Grantee for the purposes for which this easement is granted.

It is further agreed that the Grantee shall be responsible for damage to personal property or improvements of Grantor by reason of Grantee's operation, maintenance, repair or improvements of said sewer lines.

Bonnie K Park

Grantor's Full Name Bonnie K. Park
Title (if applicable)
Company (if applicable)

Margaret J. Cox

Grantor's Full Name Margaret J. Cox
Title (if applicable)
Company (if applicable)

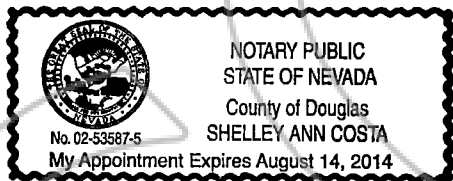
STATE OF Nevada)

COUNTY OF Douglas)

) SS

On the 4th day of September, ²⁰¹³~~2005~~, personally appeared before me, a Notary Public, Bonnie Park and Margaret Cox, who acknowledged to me that he/she/they executed the above instrument.

Shelley Ann Costa
Notary Public



DESCRIPTION OF EASEMENT

An easement is granted to MGSD for access to a sewer line that serves a new residence located at 1280 Centerville Lane, APN 1220-04-002-004.

The easement is granted based on a plot plan dated June 10, 2013.

Building permit #45387 was issued by Douglas County Community Development on Oct. 9, 2013 for construction of the single family residence.

The easement is granted to MGSD or its contractors for access across parcel 1220-04-002-004 for the purpose of performing maintenance, repair, or improvements to the sewer line as required by MGSD. No additional access beyond the boundaries of the easement shall be permitted except as allowed by the property owner(s).

The easement shall be 20 feet wide, the centerline of which is beginning at a point on the west boundary 15 feet from the northwest property corner. It will extend a distance of 40 feet southeast to 30 feet from a manhole located in the northwest corner of the parcel.