

APN:1219-15-002-033 and 1219-15-002-0034



KAREN ELLISON, RECORDER

After Recording, Mail to:

Margaret J. Biggs
896 Bollen Circle
Gardnerville, NV 89460

Mail Tax Statements to:

Same as above

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 21 day of April, 2016 by MARGARET J. BIGGS a married woman, as her sole and separate property, GRANTOR, and WILFRED L. JONES, a married man, as his sole and separate property, GRANTEE of the Exclusive Private Roadway Easement, and Douglas County, a political subdivision of the State of Nevada, as GRANTEE of the Public Utility Easement.

WITNESSETH:

GRANTOR is the owner of the following real properties:

1. Real property commonly known as 349 Wilfred Way, County of Douglas, State of Nevada, and further described as:

Parcel 1 of the "Parcel Map for Margaret J. Biggs and Wilfred L. Jones," recorded the 19th day of September, 1985 in book 985, page 2262, Document No. 124005.

Per NRS 111.312, this legal description was previously recorded at Document No. 125292, Book 1085, Pages 1557-58, on October 15, 1985.

2. Real property commonly known as 375 Wilfred Way, County of Douglas, State of Nevada, and further described in Exhibit 1.

EXHIBIT 1

DEED DESCRIPTION

A parcel of land located within a portion of the East one-half of the Southeast one-quarter of Section 15, Township 12 North, Range 19 East, MDB&M, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of Parcel 2 as shown on the Lois S. Jones Estate Record of Survey Map, Document No. 121842 of the Douglas County Recorder's Office, said point bears S. 89°56'09" E., 1310.55 feet from the South one-quarter corner of said Section 15; thence N. 00°09'15" E., along the Westerly line of said Parcel 2, 1923.76 feet to the Northwest corner thereof;

thence S. 89°45'44" E., along the Northerly line of said Parcel 2, 412.21 feet; thence 91.78 feet continuing along said Northerly line and the arc of a curve to the left having a central angle of 26°17'32" and a radius of 200 feet, (chord bears N. 77°05'30" E., 90.97 feet) to the Northeast corner of said Parcel 2;

thence S. 00°09'15" W., along the Easterly line of said Parcel 2, 508.92 feet;

thence N. 89°45'44" W., continuing along said Easterly line, 273.14 feet;

thence S. 00°09'15" W., continuing along said Easterly line, 39.83 feet;

thence S. 52°31'45" W., 37.87 feet;

thence S. 37°03'41" E., 49.60 feet to a point on said Easterly line;

thence continuing along said Easterly line the following 12 courses:

1. S. 00°09'15" W., 259.01 feet;

2. N. 70°23'16" E., 140.83 feet;

3. N. 80°23'27" E., 142.67 feet;

4. N. 52°12'42" E., 130.08 feet;

5. N. 59°24'24" E., 227.39 feet;

6. N. 30°16'31" E., 101.23 feet;

7. N. 57°58'15" E., 4.08 feet;

8. S. 00°33'14" W., 942.30 feet;

9. N. 89°56'09" W., 426.91 feet;

10. S. 49°07'43" W., 227.69 feet;

11. S. 00°09'15" W., 160.00 feet;

12. S. $41^{\circ}33'40''$ W., 238.63 feet;

thence N. $89^{\circ}56'09''$ W., along the Southerly line of said Parcel 2, 90.00 feet to the POINT OF BEGINNING.

Containing 23.493 acres more or less.

Basis of Bearing.

The Westerly line of Parcel 2 as shown on the Lois S. Jones Estate Record of Survey Map, Document No. 121842 of the Douglas County Recorder's Office (N. $00^{\circ}09'15''$ E.).

Per NRS 111.312, this legal description was previously recorded at Document No. 360883, Book 0495, Pages 3816-3818, on April 25, 1995.

COPY

EXHIBIT 2

LEGAL DESCRIPTION
PRIVATE ROAD & PUBLIC UTILITY EASEMENT

Revised July 14, 2015

A tract of land being for the purpose of an exclusive private roadway and public utility easement across a portion of Parcel 2 as shown on the Record of Survey recorded at document no. 121842, and across a portion of Parcel 1 as shown on the Parcel Map recorded at document no. 124005, 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 the Parcel Map filed for record at document no. 124005 in said Douglas County records;

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

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

Thence S 00°09'15"W a distance of 825.80 feet;

Thence 127.09 feet along the arc of a curve to the left having a central angle of 41°36'30", a radius of 175.00 feet, and a chord which bears S 20°39'00"E 124.31 feet;

Thence S 41°27'15"E a distance of 126.53 feet;

Thence 194.20 feet along the arc of a curve to the left having a central angle of 63°34'52", a radius of 175.00 feet, and a chord which bears S 73°14'41"E 184.39 feet;

Thence S 74°57'53"W along the North line of Wilfred Way, previously known as Lois Court, an existing 50 foot exclusive private road and utility easement per said document no. 121842 a distance of 141.42 feet;

Thence 96.76 feet along the arc of a curve to the right having a central angle of 24°38'20", a radius of 225.00 feet, and a chord which bears N 53°46'26"W 96.01 feet;

Thence N 41°27'15"W a distance of 126.53 feet;

Thence 157.65 feet along the arc of a curve to the right having a central angle of 40°08'43", a radius of 225.00 feet, and a chord which bears N 21°22'54"W 154.44 feet;

Thence N 77°10'31"E along the Northerly boundary of said Parcel 1 as described at document no. 124005 a distance of 25.58 feet;

Thence N 00°09'15"E along the West line of said Parcel 2 as described at document no. 121842 a distance of 825.79 feet to the POINT OF BEGINNING;

Containing 40,428 square feet, more or less.

LEGAL DESCRIPTION
PRIVATE ROAD EASEMENT
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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.
PO Box 11796
212 Elks Point Road, Suite 443
Zephyr Cove, NV 89448
775-588-7500

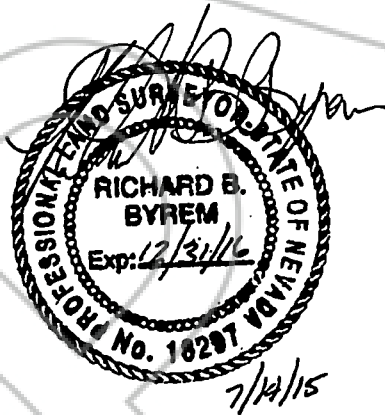


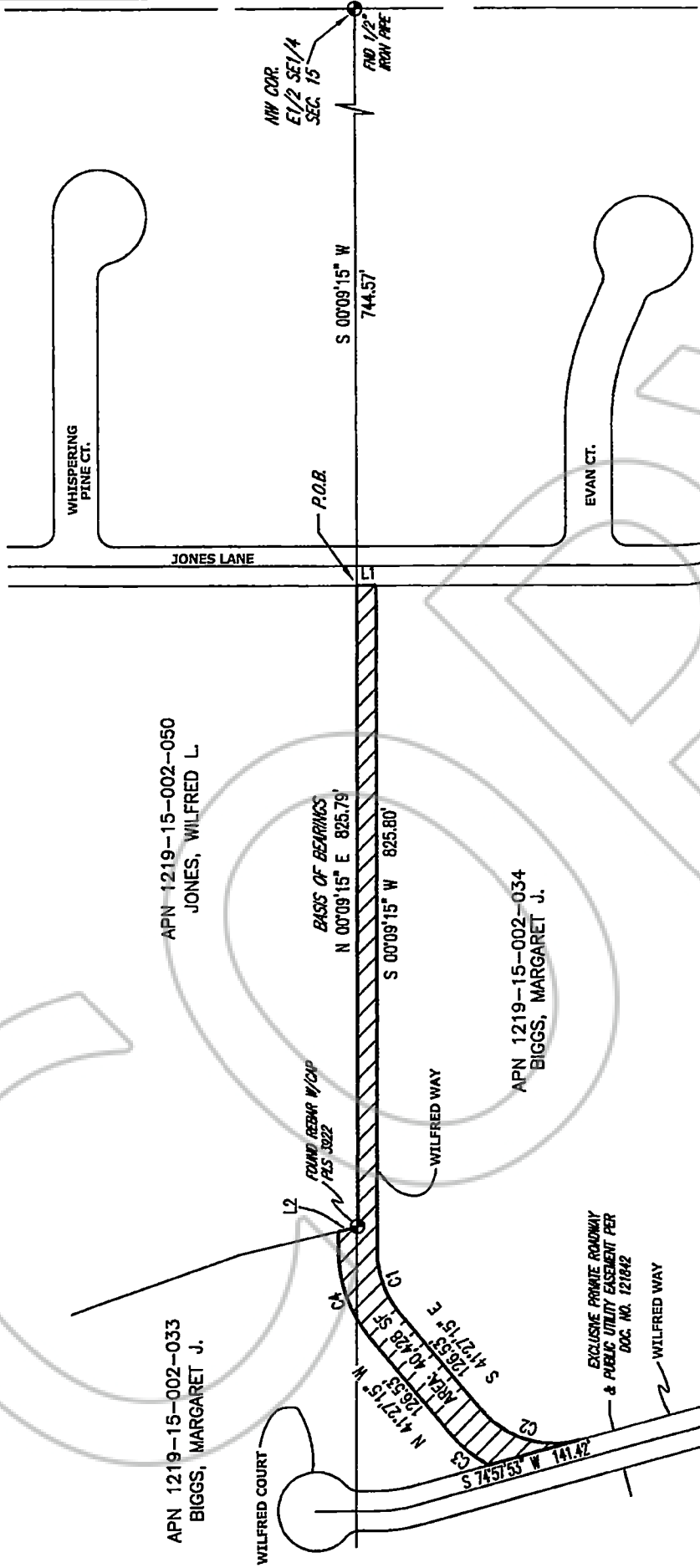
EXHIBIT 'A'

PRIVATE ROAD & PUBLIC UTILITY EASEMENT

AREA: 40,428 ± S.F.



SCALE 1" = 200'



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	175.00'	127.09'	124.31'	S 20°39'00" E	41°36'30"
C2	175.00'	194.20'	184.39'	S 73°14'41" E	63°34'52"
C3	225.00'	96.76'	96.01'	N 53°46'26" W	24°38'20"
C4	225.00'	157.65'	154.44'	N 21°22'54" W	40°08'43"

LINE TABLE

L1	S 89°51'31" E	25.00'
L2	N 77°10'31" E	25.58'

LEGEND

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

WILFRED L. JONES
MARGARET J. BIGGS
 PORTION OF SECTION 16,
 T. 12 N., R. 19. E., M.D.M.,
 DOUGLAS COUNTY, NEVADA

RESOURCE CONCEPTS, INC.