

Recorded at the Request of and
Return to:

Topaz Ranch Estates
General Improvement District
c/o Michael Smiley Rowe, Esq.
Rowe Hales Yturbide, LLP
1638 Esmeralda Ave.
Minden, NV 89423



KAREN ELLISON, RECORDER

GRANT OF EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT

David Park, President of Park Livestock Company, Inc. ("Grantor"), for good and valuable consideration, the receipt of which is hereby acknowledged, and in exchange for locating, establishing, constructing and maintaining a certain water line and well site and related appurtenances under the supervision of the Topaz Ranch Estates General Improvement District ("Grantee") of 3924 Carter Way, Wellington, County of Douglas, State of Nevada, 89444, does hereby convey, release and grant to Grantee an easement and right-of-way for certain water line and well site improvements, more particularly designated and described below, over, under and across real property owned by Grantor and situated in the County of Douglas, State of Nevada, generally described as being a Portion of Parcels 25, 36 and 37 in Section 15, Township 10N, Range 22E, MDB&M, as shown on the Map of Division of Land into Large Parcels for Evan L. Alred, filed in Book 493, Page 4737, as Document No. 305536, Official Records of Douglas County, State of Nevada, further described as portions of Douglas County APN 1022-15-002-012, APN 1022-15-002-13 and APN 1022-15-002-17. The route and course for the water line and well site improvement route easement granted by Grantor to Grantee are more particularly described in Exhibit "A" attached hereto and incorporated herein as if set forth in full. A depiction of the easement granted by Grantor to Grantee is set forth in Exhibit "B" attached hereto and incorporated herein as if set forth in full.

The right-of-way and easement conveyed and released by this instrument is for the sole purpose of locating, establishing, constructing, maintaining, cleaning out and repairing, over, under and across the above-described property, certain well site and water line improvements, together with related appurtenances, the need for which improvement has been determined, required and approved by Grantor and Grantee and an affirmative vote by the Board of Trustees for Grantee.

This conveyance shall be deemed sufficient to vest in Grantee and easement in such lands as described in Exhibit "A" and depicted in Exhibit "B" for the uses and purposes of a well site and water line improvements and related appurtenances.

EXHIBIT "A"

JN 8539.003

All that real property being a portion of Parcels 25, 36 and 37 in Section 15, Township 10 North, Range 22 East, M.D.M. as shown on the Map of Division of Land Into Large Parcels for Evan L. Allred, Filed in Book 493 page 4737 as Document No. 305536, Official Records of Douglas County, State of Nevada being more particularly described as follows:

Beginning at a point on the southerly right of way line of Nevada State Route No. 3, whence the northeast corner of Section 15, a GLO Brass Cap, bears North 48°15'57" East, 3936.33 feet distant;

THENCE: South 9°50'31" East, 1215.97 feet;

THENCE: South 32°49'56" West, 408.70 feet;

THENCE: South 49°56'32" East, 17.78 feet;

THENCE: South 40°03'28" West, 60.01 feet, whence the northeast corner of said Section 15 bears North 35°11'57" East 5163.26 feet distant ;

THENCE: North 49°56'32" West, 50.00 feet;

THENCE: North 40°03'28" East, 60.01 feet;

THENCE: South 49°56'32" East, 12.06 feet;

THENCE: North 32°49'56" East, 398.35 feet;

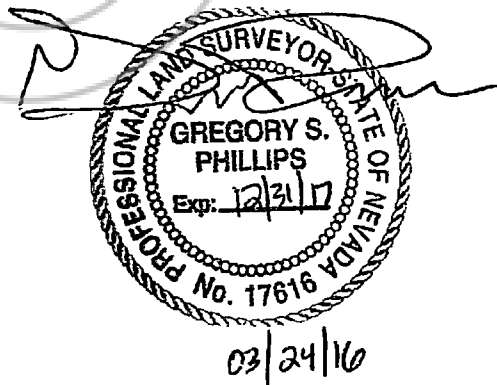
THENCE: North 9°50'31" West, 1203.67 feet to said southerly right of way line of Nevada State Route No. 3;

THENCE: Along said right of way, North 67°30'08" East, 20.50 feet, to the **POINT OF BEGINNING** and the end of this description.

Containing 35,267 square feet, more or less.

The basis of bearing for this survey is based on the Nevada State Plane Coordinate System, West Zone, NAD 83. Distances ground distances using a combined grid to ground scale factor of 1.00027533.

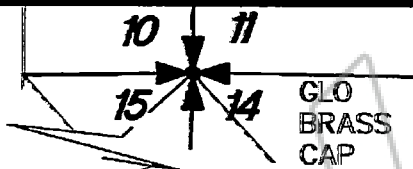
Prepared by
LUMOS & ASSOCIATES, Inc.
Greg Phillips, P.L.S. 17616
800 E. College Parkway
Carson City, NV 89706





TOPAZ
RANCH
ESTATES
UNIT 4

ALBITE ROAD



NEVADA STATE ROUTE No. 3

N 48°15'57" E 3936.33'

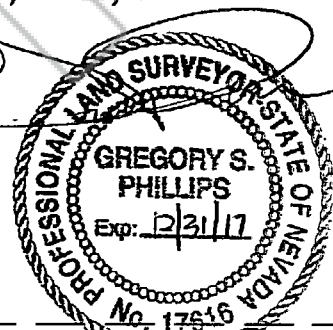
N 67°30'08" E 20.50'

APN 1022-15-002-012
PARCEL 37 OF FILE No.
305536
NE1/4 SW1/4

APN 1022-15-002-013
PARCEL 36 OF FILE No.
305536
NW1/4 SE1/4

N 9°50'31" W 1203.67'
S 9°50'31" E 1215.97'

N 32°49'56" E 398.35'



S 49°56'32" E 12.06'
N 40°03'28" E 60.01'

S 32°49'56" W 408.70' 03/21/16

APN 1022-15-002-017
PARCEL 25 OF FILE No.
305536
SE1/4 SW1/4

S 49°56'32" E 17.78'
S 40°03'28" W 60.01'
N 49°56'32" W 50.00'

LUMOS
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800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH. (775) 883-7077 FAX (775) 883-7114

EXHIBIT "B"
WATER LINE EASEMENT
PORTION OF SEC. 15, T.10 N., R.22 E., MDM

Date: MARCH 2016
Scale: 1" = 300'
Job No: 8539.003

DOUGLAS COUNTY

NEVADA