

APN: 1220-16-610-003



KAREN ELLISON, RECORDER

Recording Requested by and  
Return Recorded Original to:  
Douglas County, Nevada  
District Attorney's Office  
Post Office Box 218  
Minden, Nevada 89423

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (N.R.S. Chapter 239)

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## GRANT OF PUBLIC UTILITY EASEMENT

This indenture is made this 30<sup>TH</sup> day of APRIL, 2016, between Baysden Day Investments, LLC, a California limited liability company and Duke Partners, LLC, a California limited liability company ("Grantors"), and Douglas County, a political subdivision of the State of Nevada ("Grantee"). The Grantors hereby grant and convey to the Grantee a permanent, non-exclusive public utility easement upon, over, under and through the real property located in the County of Douglas, State of Nevada, and also known as Douglas County Assessor's Parcel Number 1220-16-610-002 and Assessor's Parcel Number 1220-16-610-003, as more fully described in, and incorporated by reference as, "Exhibit A" and "Exhibit B" ("Legal Description of Easement Area").

All rights, duties and obligations granted by this Grant of Public Utility Easement shall run with the land and shall be binding upon Grantors, their successors, agents and assigns forever.

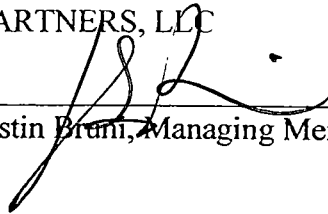
Grantors covenant for the benefit of Grantee, its successors, assigns, that no building, structure or other real property improvements will be constructed or placed on or within Easement Area without the prior written consent of Grantee. Such structures and improvements include, but are not limited to: drainage facilities, trees, fencing, parking canopies, and other covered facilities. Grantors retain, for Grantors benefit, the right to maintain, use, and otherwise landscape the Easement Area for Grantors own purposes provided, however, that no use will interfere with, and will be in all respects consistent with, the Grantee's rights herein and all state, federal, and local regulations.



Grantor hereby represents that this Grant of Public Utility Easement has been duly executed and constitutes a valid, binding and enforceable obligation.

GRANTOR

DUKE PARTNERS, LLC

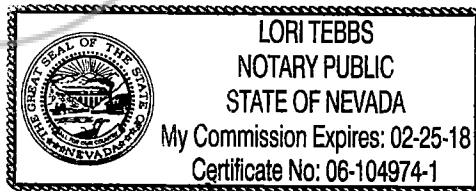
By:   
Justin Bruni, Managing Member

STATE OF Nevada )  
 )ss.  
COUNTY OF CLARK )

The foregoing Grant of Public Utility Easement was acknowledged before me on this 19 day of MAY, 2016 by Justin Bruni, who acknowledged to me that he is the Managing Member of Duke Partners, LLC, and being duly authorized, he executed the above instrument on behalf of Duke Partners, LLC, the Grantor and Owner of the real property commonly known as 948 Starlight Court, County of Douglas, State of Nevada, and also known as Douglas County Assessor's Parcel Number 1220-126-610-002, the subject real property.

WITNESS my hand and official seal.

By:   
Notary Public



A.P.N. 1220-16-610-002 (Portion)  
A.P.N. 1220-16-610-003 (Portion)

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
(Public Utility Easement)**

That portion of the South 1/2 of the Northeast 1/4 of Section 16, Township 12 North, Range 20 East, M.D.B.& M. in the County of Douglas, State of Nevada being more particularly described as follows:

That portion of LOT 426A as said lot is described in that certain "Boundary Line Adjustment Grant, Bargain, Sale Deed", which was recorded as Document No. 2016-882841 and that portion of LOT 440A as said lot is described in that certain "Boundary Line Adjustment Grant, Bargain, Sale Deed", which was recorded as Document No. 2016-882842 both in the Official Records of said Douglas County, described as follows:

A 10.00 foot wide Public Utility Easement lying 5.00 feet on both sides of the following described line:

Beginning at the Northeasterly corner of said LOT 426A; thence Southeasterly along the Northeasterly line of said lot, S. 14° 09' 43" E., 11.20 feet to its point of intersection with the 10.00 foot Public Utility Easement shown on the final map of "Subdivision of Lots 91A & B, 92A & B, 93 thru 96, and 221 thru 232, Gardnerville Ranchos Unit 2", recorded in Book 1 of Maps as Document No. 37049, in the Official Records of Douglas County, said point being on a curve concave to the North and having a radius of 55.00 feet, a radial line through said point bears S. 38° 08' 16" E. said point being the TRUE POINT OF BEGINNING; thence continuing along said Northeasterly line S. 14° 09' 43" E., 87.36 feet; thence S. 49° 06' 59" E., 94.80 feet to the end of said line. The sidelines of said 10.00 foot easement shall be shortened or lengthened to terminate on the North or South line of the existing 10.00 foot Public Utility Easements shown on said Document No. 37049.

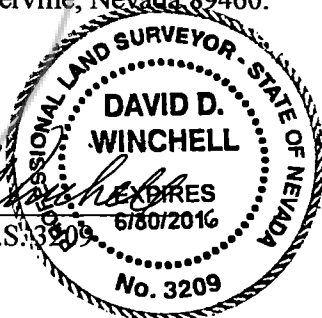
**Note:** "Exhibit B" is attached hereto and is hereby made a part of this description.

**Note:** The Bearing N. 00° 00' 30" E., being the centerline of Starlight Court as shown on the Subdivision of Lots 91A&B, 92A&B, 93 thru 96, and 221 thru 232, Gardnerville Ranchos Unit 2, recorded in Book 1 of Maps as Document No. 37049, Official Records of Douglas County, Nevada, was used as the *Basis of Bearings* for this description.

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address is P. O. Box 6202 Gardnerville, Nevada 89460.

By:

David D. Winchell, P.L.S.



Date: 6/08/16

