

APN# 1318-10-310-020

Recording Requested by/Mail to:

Name: MOGUS, CYNTHIA

Address: BOX 1035

City/State/Zip: Z. C. NV. 89448



KAREN ELLISON, RECORDER

Mail Tax Statements to:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

EASEMENT

Title of Document (required)

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APN: 1318-10-310-020

RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:

Zephyr Cove GID P.O.Box 983

Zephyr Cove, NV 89448

September 6, 2016

EASEMENT OR RIGHT-OF-WAY FOR ACCESS TO PROPERTY

FOR AN IN CONSIDERATION of the mutual covenants and agreements herein contained, Zephyr Cove GID ("Grantor") hereby grants and conveys to Cynthia Mogus, ("Grantee"), its successors and assigns, a perpetual, non-exclusive right of way and easement ("Easement") in, upon, about, over and through the property described below, hereto and incorporated herein by reference ("Property").

NOW, THEREFORE the Parties hereby agree as follows:

1. The Easement Area shall be used to permit and enable present and future owners of said parcel, their heirs and assigns to pass over the Zephyr Cove GID, Lincoln Highway right of way, the "Property", for the purpose of ingress and egress to and from parcel the known as 693 Lakeview Blvd. (APN 1318-10-310-020). The sole purpose and limited to construction of a driveway on the southerly boundary line of said parcel for pedestrian and motor vehicle use. The driveway shall be located approximately 12.5 feet from the southwest parcel corner with a width not to exceed 18 feet plus a 5 foot radius flair to each side at the pavement juncture. The driveway shall begin at the Lincoln Highway pavement surface, near the southerly boundary of said parcel, and continue northerly for approximately 15 feet to a retaining wall and then continue approximately 5 feet to the residence property line.
2. The Zephyr Cove GID shall reserve the rights to construct, maintain, inspect or replace any required utilities, roadway improvements, drainage elements or any other requirements within this easement.
3. The Easement Area shall at all times be maintained and kept clear and unobstructed.
4. This easement agreement may not be modified, amended or terminated without the prior written consent of the Zephyr Cove GID.
5. The covenants set forth herein shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective heirs, legal representatives, successors and assigns.
6. Failure to comply with the terms of this easement agreement may result in the revocation of the use of easement.
7. This easement agreement shall be recorded at the Douglas County clerk's office.
8. Insurance - "Grantee", shall obtain and maintain during the term of this Agreement general liability insurance including public liability and property damage in commercially reasonable amounts covering the Easement Area. All insurance required by this agreement shall contain a provision that coverage may not be canceled or materially changed in the scope or amount of coverage unless thirty (30) days advance written notice is given to the Zephyr Cove GID "Grantor".
9. This Easement shall be governed by and construed and enforced in accordance with the laws of the State of Nevada.

IN WITNESS WHEREOF, Parties have made and executed the foregoing easement agreement as of the date hereinabove written.

[Signature]  
Grantor

[Signature]  
Grantee

By: Gary W. Richert

By: Cyndi Mogus

NOTARY PUBLIC

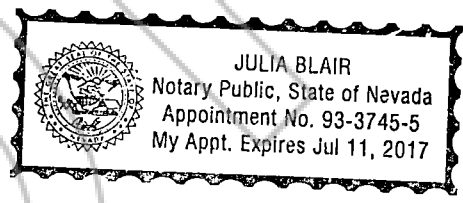
My Commission Expires: July 11, 2017

STATE OF NEVADA

COUNTY OF Douglas

Personally appeared before me, the undersigned authority in and for the said County and State, on this 7<sup>th</sup> day of September, 2016, within my jurisdiction, the within named Gary W. Richert, Grantor, who acknowledged that he executed, signed and delivered the above and foregoing instrument on the date there provided.

Julia Blair



NOTARY PUBLIC

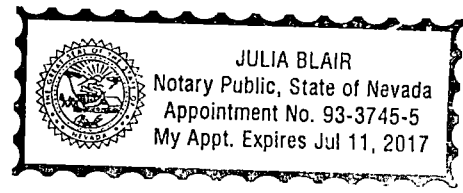
My Commission Expires: July 11, 2017

STATE OF NEVADA

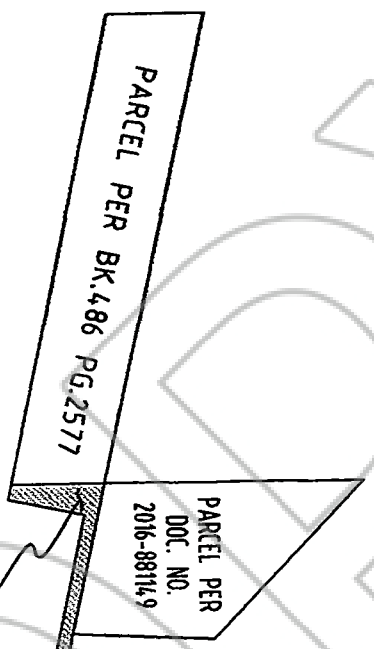
COUNTY OF Douglas

Personally appeared before me, the undersigned authority in and for the said County and State, on this 7<sup>th</sup> day of September, 2016, within my jurisdiction, the within named Cyndi Mogus, Grantee, who acknowledged that he executed, signed and delivered the above and foregoing instrument on the date there provided.

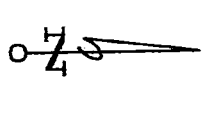
Julia Blair



DATE 8/2016 JOB No. 16131  
PROJECT EASEMENT EXHIBIT  
BY SW PAGE 1 OF 1  
DOUGLAS CO., NV  
A.P.N. 1318-10-310-020



AREA OF  
INGRESS/EGRESS EASEMENT  
5012± SQ. FT.



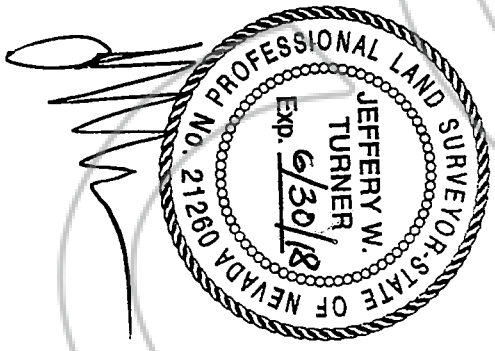
N.T.S.



**TURNER & ASSOCIATES, INC.**

LAND SURVEYING

(775) 588-5658  
308 DORLA COURT, SUITE 203  
ROUND HILL, NEVADA  
P.O. BOX 5067 - STATELINE, NEVADA 89449  
PROJECT FILE 16131



August 10, 2016  
16131

**DESCRIPTION**  
**Ingress/Egress Easement**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

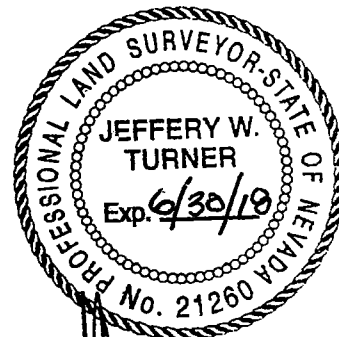
All that portion of Lincoln Highway, described in that Quitclaim Deed, filed for record on April 29, 1986 in Book 486 Page 2577 and lying Southerly of Block F per the Amended Map of Zephyr Cove Property, filed for record on August 5, 1929 being more particularly described as follows:

All that portion of said Lincoln Highway, lying Southerly of that portion of said Block F, described in that Grant, Bargain and Sale Deed, filed for record on May 23, 2016 as Document Number 2016-881149 and that Trust Transfer Deed, filed for record on December 15, 2015 as Document Number 2015-874073 and Lakeview Boulevard, said area lying easterly of the southerly extension of the westerly side line of said Parcel per Document Number 2016-881149.

Containing 5,012 square feet, more or less.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



A handwritten signature in black ink, appearing to read "Jeffery W. Turner", written below the professional seal.