

APN: 1320-03-001-015 & 016



KAREN ELLISON, RECORDER

Recording Requested by:  
West Ridge Homes, Inc.

Return Recorded Original to:  
Western Title Company  
1362 Hwy 395, Suite 109  
Gardnerville, NV 89410

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 4 day of November, 2016, between WEST RIDGE HOMES, INC., a Nevada corporation, by and through its President, Peter M. Beekhof, Jr. and JOHNSON LANE BAPTIST CHURCH, a Nevada corporation by and through its Director, Lester J. Harris, (“Grantors”), and Douglas County, a political subdivision of the State of Nevada (“Grantee”). The Grantor hereby grants and conveys 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 1320-03-001-015 and 1320-03-001-016, as more fully described in, and incorporated by reference as, Exhibit “A” (the “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 Grantor, its successors, agents and assigns forever.

Grantor covenants for the benefit of Grantee, its successors and 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. Grantor retains, for Grantor’s benefit, the right to maintain, use, and otherwise landscape the Easement Area for Grantor’s 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.

~~BB~~  
~~[REDACTED]~~  
~~[REDACTED]~~  
~~[REDACTED]~~

parties have  
IN WITNESS WHEREOF, the said ~~first party has~~ signed and sealed these presents this 4  
day of November, 2016.

WEST RIDGE HOMES, INC.

Peter M. Beekhof, Jr.

Peter M. Beekhof, Jr., President

JOHNSON LANE BAPTIST CHURCH

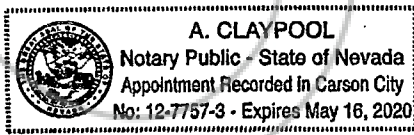
Lester J. Harris

Lester J. Harris

STATE OF NEVADA )  
                                                               ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 4 day of November, 2016,  
by Peter M. Beekhof, Jr. and Lester J. Harris.

A. Claypool  
Notary Public



**DESCRIPTION  
P.U.E. TO BE DEDICATED**

A ten foot (10') wide strip of land for public utility easement purposes located within the northeast one-quarter (NE1/4) of the northeast one-quarter (NE1/4) of Section 3, Township 13 North, Range 20 East, Mount Diablo Meridian, County of Douglas, State of Nevada, further described as being a portion of Parcel 1 and Parcel 2 as shown on the Parcel Map for Dorothy S. Dudley filed for record September 7, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 106410, said strip of land lying five feet (5') on either side of the following described centerline:

COMMENCING at the northeast corner of said Parcel 1;  
thence South 00°05'28" West, 350.07 feet to the POINT OF BEGINNING;  
thence South 89°58'00" West, 591.75 feet, to a point on the west line of said Parcel 2, the TERMINUS of this description, containing 5,918 square feet, more or less.

The sidelines of the above easement shall be extended and trimmed at the west line of said Parcel 2 and the east line of said Parcel 1.

The basis of bearing for this description is North 89°58'00" East, being the north line of the northeast one-quarter (NE1/4) of Section 3 as shown on the Parcel Map for Dorothy S. Dudley filed for record September 7, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 106410.

Prepared By: R.O. Anderson Engineering, Inc.  
P.O. Box 2229  
Minden, Nevada 89423

