

APN # 1320-33-210-072

DOUGLAS COUNTY, NV

2016-892397

Rec:\$19.00

\$19.00 Pgs=6

12/21/2016 10:39 AM

SOUTHWEST GAS CORPORATION

KAREN ELLISON, RECORDER

Recording Requested By/Return To:

Southwest Gas Corporation

P.O. Box 1190

Carson City, Nevada 89702-1190

Att: Theresa Economy 24A-580

DOCUMENTARY TRANSFER TAX \$

- () Computed on full value of property conveyed.
- () Computed on full value less liens & encumbrances remaining thereon at time of sale.

Signature of individual determining tax



SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT

This form is used to acquire land rights for installation of pipeline(s) and appurtenances.

Prepared By	<u>TME3</u>	Reviewed By	<u>N/A</u>
Sec. <u>33</u>	T <u>13</u> N <u>20</u> E	Meridian	<u>Mount Diablo</u>
County	<u>Douglas</u>	State	<u>Nevada</u>
W.R. No.	<u>3263897</u>	W.O. No.	<u>3263897</u>

I (We) See Exhibit "B" attached hereto and made a part hereof

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, hereinafter referred to as Grantor(s), does hereby grant, convey, quitclaim and release unto **SOUTHWEST GAS CORPORATION**, a California Corporation, its successors, assigns, licensees, and invitees as reasonably necessary to effect the purpose of the easement, hereinafter referred to as Grantee, a perpetual easement for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances, across, over, under and through the following described property, to wit:

SEE ATTACHED EXHIBIT(s) "A"

together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said pipeline or pipelines and appurtenances and the removal or replacement of same, in whole or in part, at will.

Grantor agrees that no buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, except for street, road or driveway purposes, which Grantor agrees shall not interfere with Grantee's exercise of the rights herein granted. Grantee agrees to work with due care in the exercise of its rights on the property and to restore it to reasonably the same condition which existed before the work was performed.

Except as provided above, Grantee agrees to pay all direct damages which are caused by the Grantee's exercise of the rights herein granted.

W.R. No. 3263897 W.O. No. 3263897

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said easement unto Grantee, its successors and assigns, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Grant of Easement this

9th day of December, 2016

OPAL INVESTMENTS, LLC
By: CB ADMINISTRATIVE TRUST, ITS MANAGER

Signature: [Handwritten Signature]
Print Name and Title: Ezra K. Nilson
Trustee

ACKNOWLEDGMENT

STATE OF Utah)

COUNTY OF Davis)

On Dec 9, 2016, before me, Kaye H. Carner
(here insert name of the officer)

a notary public, personally appeared Ezra K. Nilson, Trustee of CB
Trust, manager of Opal Investments, LLC

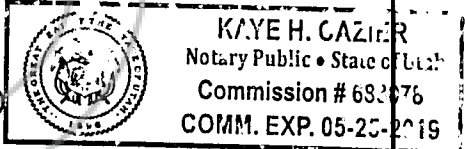
Administrative

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah
that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kaye H. Carner (Seal)



FOR CLARIFICATION: COMMISSION # 683078

W.R. No. 3263897

W.O. No. 3263897

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said easement unto Grantee, its successors, assigns, licensees, and invitees, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Grant of Easement this

14 day of December, 2016.

THE BEN NV TRUST

Grantor Abby Nilson, trustee
Abby Nilson, Trustee

Grantor _____

ACKNOWLEDGMENT

STATE OF Utah)

COUNTY OF Davis)

On Dec. 14, 2016, before me, Kaye H. Cazier
(here insert name of the officer)

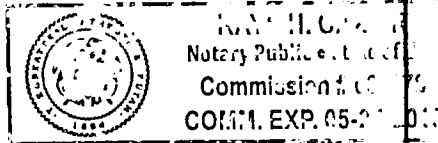
a notary public, personally appeared Abby Nilson, Trustee of
The Ben NV Trust

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kaye H. Cazier (Seal)
KAYE H. CAZIER



FOR CLAIRIFICATION # IS: #683078
COMMISSION EXP. 05-25-2019

W.R. No. 3263897

W.O. No. 3263897

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said easement unto Grantee, its successors, assigns, licensees, and invitees, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Grant of Easement this

9th day of December, 2016.

ALLURE PEBBLE, LLC

Grantor [Signature]

Signature and Title

Grantor Seth Ure, manager

Print Name and Title

ACKNOWLEDGMENT

STATE OF Utah)

COUNTY OF Davis)

On Dec. 9, 2016, before me, Kaye H. Cazier
(here insert name of the officer)

a notary public, personally appeared Seth Ure, manager of Allure Pebble, LLC

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Utah that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Kaye H. Cazier (Seal)

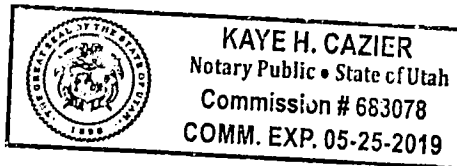


EXHIBIT "A"

SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT
Page 5 of 6

APN 1320-33-210-072

THAT PORTION OF THE SOUTH HALF (S 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

A STRIP OF LAND 10.00 FEET IN WIDTH, BEING 5.00 FEET ON EACH SIDE OF THE CENTERLINE OF THE NATURAL GAS PIPELINE(S), LYING WITHIN "REMAINDER" OF "FINAL MAP PLANNED UNIT DEVELOPMENT PD 04-008 THE RANCH AT GARDNERVILLE PHASE IIA-1", RECORDED IN OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, IN BOOK 613 AT PAGE 4667 AS DOCUMENT NO. 825569, ON JUNE 18, 2013.

EXHIBIT "B"

SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT

Page 6 of 6

OPAL INVESTMENTS, LLC, A NEVADA LIMITED LIABILITY COMPANY; THE BEN NV TRUST, ABBY NILSON, TRUSTEE; ALLURE PEBBLE, LLC, A NEVADA LIMITED LIABILITY COMPANY, AS THEIR INTEREST MAY APPEAR.

CORPORATION