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When recorded return to:  
James R. Cavilia, Esq.  
Allison MacKenzie, Ltd.  
402 N. Division Street  
Carson City, Nevada 89703



KAREN ELLISON, RECORDER

APNs: 1220-30-001-012

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

PRIVATE ACCESS EASEMENT DEED

THIS INDENTURE, made this 25<sup>th</sup> day of January, 2017, by and between, FLYING EAGLE RANCH, LLC, a Nevada limited liability company, (“GRANTOR”) and FLYING EAGLE RANCH, LLC, a Nevada limited liability company (“GRANTEE”).

WITNESSETH:

WHEREAS, GRANTOR is the owner of that certain parcel of land located in Douglas County, Nevada generally described as Assessor’s Parcel Number 1220-30-001-012 , and more particularly described on Exhibit "A" which is incorporated by this reference as if fully set forth herein (“Servient Property”);

WHEREAS, GRANTOR is also the owner of that certain parcel of land located in Douglas County, Nevada generally described as Assessor’s Parcel Number 1219-24-002-011, and more particularly described on Exhibit "B" which is incorporated by this reference as if fully set forth herein (“Dominant Property”);

WHEREAS, the Servient Property and the Dominant Property are residential parcels adjacent to one another.

WHEREAS, GRANTOR desires to provide certain easement rights over and across the Servient Property for permanent access to and from the Dominant Property and under the Servient Property for utility improvements for the benefit of the Dominant Property;

NOW THEREFORE, GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and deliver unto GRANTEE, as owner of the Dominant Property and its invitees, guests, successors and assigns, a non-exclusive Easement for the purpose of ingress and egress over and across, as well as underground public utilities under, the Servient Property as more particularly described on Exhibit "C" and depicted on Exhibit "D" which are incorporated by this reference as if fully set forth herein in. This Easement is solely for the benefit of the Dominant Property and shall run with the land and shall be binding upon and shall inure to the benefit of GRANTEE, its heirs, successors and assigns.

TO HAVE AND TO HOLD said Easement unto GRANTEE and unto its successors and assigns forever.

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IN WITNESS WHEREOF, GRANTOR has executed this instrument to be effective on the day and year first above written.

FLYING EAGLE RANCH, LLC,  
a Nevada limited liability company

By: Nathan A. Leising  
Nathan A. Leising  
Manager

STATE OF NEVADA            )  
  : ss.  
COUNTY OF Douglas )

On January 25, 2017, personally appeared before me, a notary public, Nathan A. Leising, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the Manager of FLYING EAGLE RANCH, LLC, a Nevada limited company, and who further acknowledged to me that he executed the foregoing deed on behalf of said entity.

Clifford W. Ray  
NOTARY PUBLIC

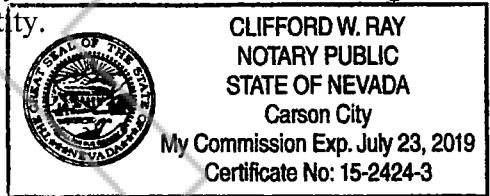


Exhibit 'A'

0132-014  
01/12/2017

**DESCRIPTION**  
**APN 1220-30-001-012**

A parcel of land located within the northeast one-quarter (NE1/4) of Section 25, Township 12 North, Range 19 East and the northwest one-quarter (NW1/4) of Section 30, Township 12 North, Range 20 East, Mount Diablo Meridian, County of Douglas, State of Nevada, further described as being Adjusted Parcel 19 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC, filed for record on October 25, 2001 in the Office of the Recorder, Douglas County, Nevada, as Document No. 526220.

Prepared By: R.O. Anderson Engineering, Inc.  
Clifford W. Ray, P.L.S. 15428  
P.O. Box 2229  
Minden, Nevada 89423

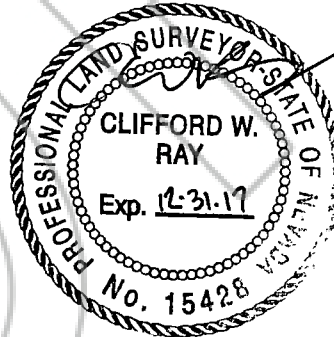


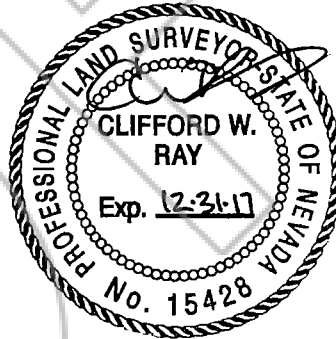
Exhibit 'B'

0132-014  
01/12/2017

**DESCRIPTION**  
**APN 1219-24-002-011**

A parcel of land located within the south one-half (S1/2) of Section 24, Township 12 North, Range 19 East, Mount Diablo Meridian, County of Douglas, State of Nevada, further described as being Adjusted Parcel 15 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC, filed for record on October 25, 2001 in the Office of the Recorder, Douglas County, Nevada, as Document No. 526220.

Prepared By: R.O. Anderson Engineering, Inc.  
Clifford W. Ray, P.L.S. 15428  
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Minden, Nevada 89423



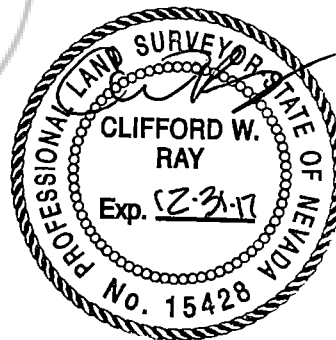
**DESCRIPTION**  
**50' Private Access Easement**

A parcel of land for Private Access Easement purposes located within the northeast one-quarter (NE1/4) of Section 25 and the southeast 1/4 (SE1/4) of Section 24, Township 12 North, Range 19 East, Mount Diablo Meridian, County of Douglas, State of Nevada, further described as being a portion of Adjusted Parcel 19 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC, filed for record on October 25, 2001 in the Office of the Recorder, Douglas County, Nevada, as Document No. 526220, more particularly described as follows:

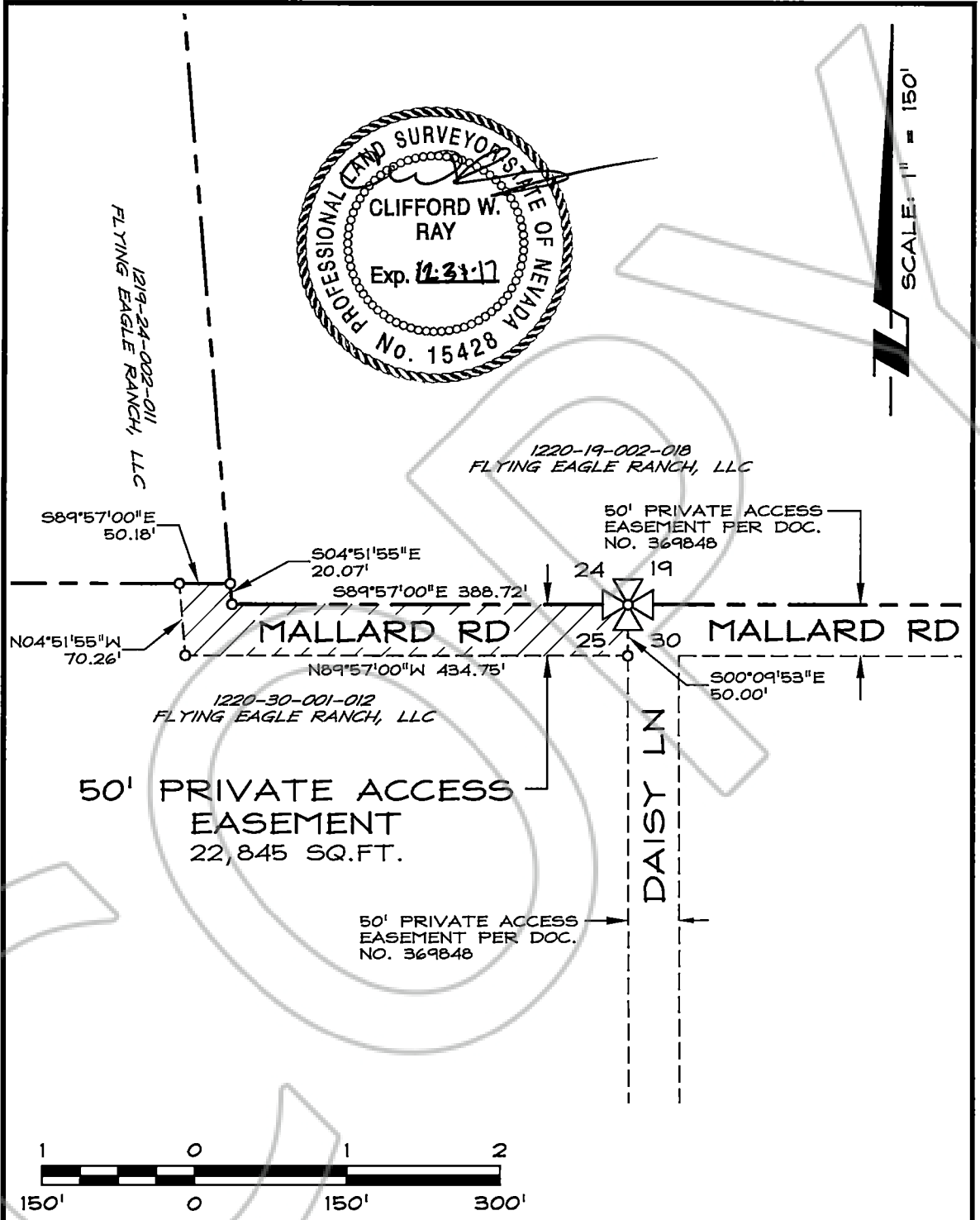
BEGINNING at the USGLO Brass Cap located at the northeast corner of said Section 25;  
thence South 00°09'53" East, 50.00 feet;  
thence North 89°57'00" West, 434.75 feet;  
thence North 04°51'55" West, 70.26 feet to a point on the south line of Adjusted Parcel 15 as shown on said Record of Survey;  
thence along said south line, South 89°57'00" East, 50.18 feet to a point on the west line of Adjusted Parcel 16 as shown on said Record of Survey;  
thence leaving said south line along the west line Adjusted Parcel 16, South 04°51'55" East, 20.07 feet to the southwest corner of Adjusted Parcel 16;  
thence along the south line of Adjusted Parcel 16, South 89°57'00" East, 388.72 feet to the POINT OF BEGINNING, containing 22,845 square feet, more or less.

The basis of bearing for this description is S 89°57'00" E being the north line of the northeast 1/4 of said Section 25 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC, filed for record on October 25, 2001 in the Office of the Recorder, Douglas County, Nevada, as Document No. 526220.

Prepared By: R.O. Anderson Engineering, Inc.  
Clifford W. Ray, P.L.S. 15428  
P.O. Box 2229  
Minden, Nevada 89423



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**RO Anderson**  
WWW.ROANDERSON.COM  
NEVADA 1603 Esmeralda Ave P.O. Box 2229 Minden, NV 89423 p 775.782.2322 f 775.782.7084  
CALIFORNIA 3079 Harrison Avenue Suite 2 South Lake Tahoe, CA 96150 p 530.600.1660 f 775.782.7084

**EXHIBIT 'D'**  
**50' PRIVATE ACCESS EASEMENT**  
**DOUGLAS COUNTY, NV**

01/25/17

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1220-30-001-012  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

2. Type of Property:  
a)  Vacant Land    b)  Single Fam. Res.  
c)  Condo/Twnhse    d)  2-4 Plex  
e)  Apt. Bldg    f)  Comm'/Ind'l  
g)  Agricultural    h)  Mobile Home  
i)  Other EASEMENT

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 0  
Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 3  
b. Explain Reason for Exemption: EASEMENT ONLY

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity AGENT

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Print Name: FLYING EAGLE RANCH, LLC  
Address: 850 FLYING EAGLE RANCH LN.  
City: GARDNERVILLE  
State: WV Zip: 89460

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: FLYING EAGLE RANCH, LLC  
Address: 850 FLYING EAGLE RANCH LN.  
City: GARDNERVILLE  
State: WV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)**  
Print Name: R. O. ANDERSON Escrow # \_\_\_\_\_  
Address: 1603 EMERALDA AVE  
City: MINDEN State: WV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)