

18-
A.P.N. 1220-17-615-004
A.P.N. 1220-17-615-003



KAREN ELLISON, RECORDER

Recording Requested by and
Return Recorded Original to:
Douglas County, Nevada
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)

GRANT OF PUBLIC UTILITY EASEMENT

This indenture is made this 25TH day of January, 2017, between Carson Valley Homesites, LLC, a Nevada limited liability company and The Victor L. and Betty Jean Wilson Family Trust, dated February 5, 2001 ("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 1220-17-615-003 and Assessor's Parcel Number 1220-17-615-004, 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.

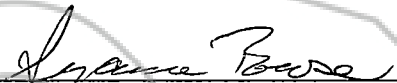
Grantors covenant for the benefit of Grantee, its successors, assigns, that no building, structure or other real property improvements will be constructed or placed on or within Easement Area without the prior written consent of Grantee. Such structures and improvements include, but are not limited to: drainage facilities, trees, fencing, parking canopies, and other 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

Carson Valley Homesites, LLC

By: 
Greg Lynn, Managing Member


Suzanne Towse, Managing Member

STATE OF Nevada)
)SS.
COUNTY OF Douglas)

The foregoing Grant of Public Utility Easement was acknowledged before me on this 25th day of January, 2017 by Greg Lynn and Suzanne Towse, who acknowledged to me that they are the Managing Members of Carson Valley Homesites, LLC, and being duly authorized, executed the above instrument on behalf of Carson Valley Homesites, LLC, the Grantor and Owner of the real property commonly known as 1130 Kingston Lane, County of Douglas, State of Nevada, and also known as Douglas County Assessor's Parcel Number 1220-17-615-003, the subject real property.

WITNESS my hand and official seal.

By: 
Notary Public



A.P.N. 1220-17-615-004 (Portion)
A.P.N. 1220-17-615-003 (Portion)

EXHIBIT "A"

**LEGAL DESCRIPTION
(Public Utility Easement)**

That portion of the South 1/2 of the Northeast 1/4 of Section 17, 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 7A as said lot is described in that certain "Boundary Line Adjustment Grant, Bargain, Sale Deed", which was recorded as Document No. 2017-894904 and that portion of LOT 8A as said lot is described in that certain "Boundary Line Adjustment Grant, Bargain, Sale Deed", which was recorded as Document No. 2017-894905 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:

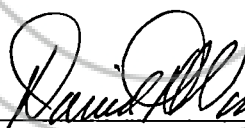
Beginning at the Northeasterly corner of said LOT 8A; thence Westerly along the Northerly line of said lot, N. 89° 22' 50" W., 129.60 feet to an angle point in said Northerly line; thence S. 52° 39' 41" W., 8.13 feet to its point of intersection with the Southerly line of the 10.00 foot Public Utility Easement shown on that certain FINAL MAP PD 04-002 FOR GREGORY LYNN & SUZANNE TOWSE, LYNN/TOWSE 1995 TRUST AGREEMENT, RAIN SHADOW RANCH - PHASE 1, which was recorded in Book 0607 at Page 9070 as Document No. 703979, in the Official Records of Douglas County, said point being the "TRUE POINT OF BEGINNING" of this description; thence S. 52° 39' 41" W., 37.38 feet to the "END POINT" of this description. 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. 703979.

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

Note: The Bearing N. 89° 27' 27" W., for the North line of Lots 1 through 7 as shown on THE FINAL MAP PD 04-002 FOR GREGORY LYNN & SUZANNE TOWSE, LYNN/TOWSE 1995 TRUST AGREEMENT, RAIN SHADOW RANCH - PHASE 1, recorded in Book 0607 at Page 9070 as Document No. 703979, 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.

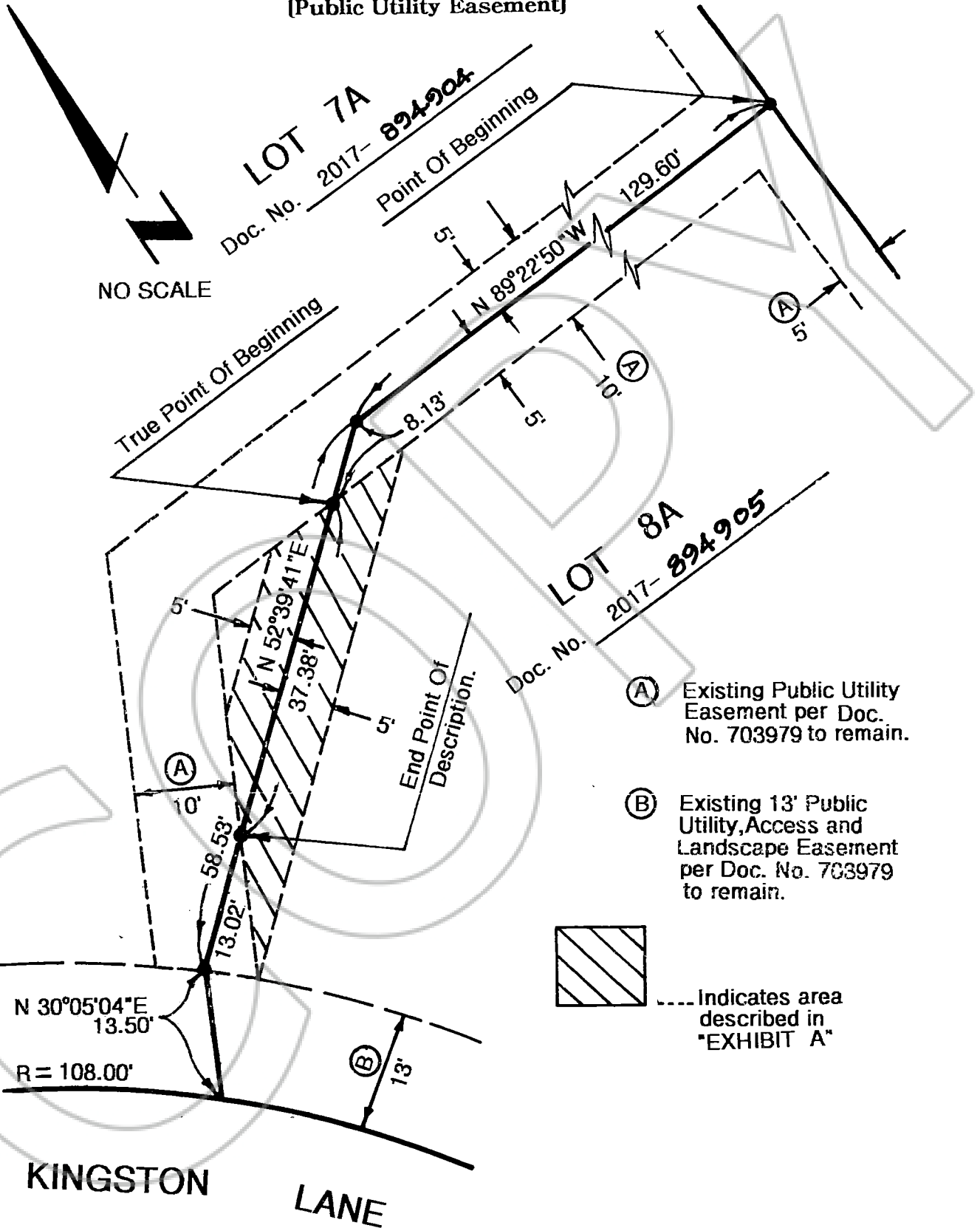


Date:

1/11/17

EXHIBIT B

(Public Utility Easement)



NO SCALE

LOT 7A

Doc. No. 2017-894904

LOT 8A

Doc. No. 2017-894905

N 30°05'04"E
13.50'

R = 108.00'

KINGSTON LANE

- (A) Existing Public Utility Easement per Doc. No. 703979 to remain.
- (B) Existing 13' Public Utility, Access and Landscape Easement per Doc. No. 703979 to remain.



..... Indicates area described in "EXHIBIT A"