



KAREN ELLISON, RECORDER

APN: 1219-04-002-016

Recording Requested by and  
Return Recorded Original to:  
Douglas County, Nevada  
District Attorney's Office  
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 17 day of February, 2017, between CHARLES J. BRUGGEMANN and JUDITH S. BRUGGEMANN, Trustees of the BRUGGEMANN FAMILY LIVING TRUST, dated April 15, 2013 and CHARLENE E. BRUGGEMANN-WONG, Trustee of THE CHARLENE E. BRUGGEMANN-WONG TRUST, Dated January 20, 2000 ("Grantor"), 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 1219-04-002-016, as more fully described in, and incorporated by reference as, Exhibit "A" (the description) and Exhibit "B" (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.

**GRANTOR**

BRUGGEMANN FAMILY LIVING TRUST,  
dated April 15, 2013

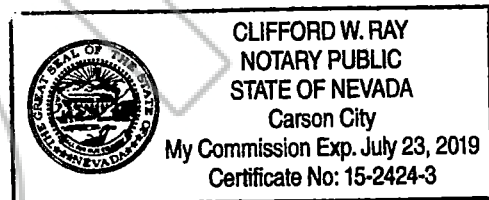
Charles J. Bruggemann  
CHARLES J. BRUGGEMANN

Judith S. Bruggemann  
JUDITH S. BRUGGEMANN

STATE OF Nevada )  
: ss.  
COUNTY OF Douglas )

On February 13, 2017, personally appeared before me, a notary public, CHARLES J. BRUGGEMANN, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Easement Deed, who acknowledged to me that he executed the foregoing document.

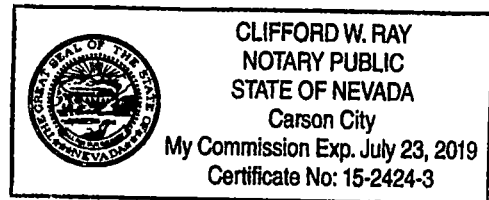
Clifford W. Ray  
NOTARY PUBLIC



STATE OF Nevada )  
: ss.  
COUNTY OF Douglas )

On February 13, 2017, personally appeared before me, a notary public, JUDITH S. BRUGGEMANN, personally known (or proved) to me to be the person whose name is subscribed to the foregoing Easement Deed, who acknowledged to me that she executed the foregoing document.

Clifford W. Ray  
NOTARY PUBLIC



THE CHARLENE E. BRUGGEMANN-WONG TRUST,  
dated January 20, 2000

*Charlene E. Bruggemann - Wong*

CHARLENE E. BRUGGEMANN-WONG

STATE OF \_\_\_\_\_ )

: ss.

COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, 2017, personally appeared before me, a  
notary public, CHARLENE E. BRUGGEMANN-WONG, personally known (or proved) to  
me to be the person whose name is subscribed to the foregoing Easement Deed, who  
acknowledged to me that she executed the foregoing document.

*please see attached*

NOTARY PUBLIC

*California All-Purpose  
Acknowledgment*

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of San Mateo )

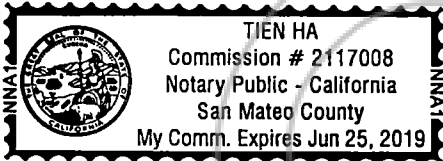
On 2/17, 2017 before me, Tien Ha, Notary Public,  
Date Here Insert Name and Title of the Officer

personally appeared Charlene E Bruggemann-Wong  
Name(s) of Signer(s)

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 California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Tien Ha  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Grant of Public Utility Easement Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_

- Corporate Officer — Title(s): \_\_\_\_\_
- Partner —  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer Is Representing: \_\_\_\_\_

**EXHIBIT "A"**

**DESCRIPTION  
10' PUBLIC UTILITY EASEMENT  
(OVER A.P.N. 1219-04-002-016)**

A ten foot (10') wide strip of land for public utility easement purposes located within a portion of Section 4, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, said strip of land being portion of "BRUGGEMANN PROPERTY" as shown on that certain Record of Survey for Charles J. Bruggemann & Charlene E. Bruggemann filed for record September 20, 1984 in the office of the Recorder, Douglas County, Nevada, as Document No. 106962, said strip of land lying 5 feet on either side of the following described centerline:

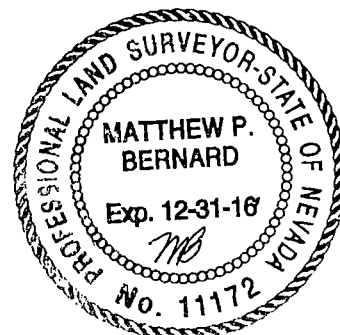
Commencing from the east one-quarter corner of said Section 4, thence South 00°11'00" East, 1326.34 feet to the southeast corner of said "BRUGGEMANN PROPERTY";

thence North 89°48'21" West, 725.83 feet to the POINT OF BEGINNING;  
thence North 00°08'31" East, 235.05 feet;  
thence North 46°47'26" East, 40.77 feet;  
thence North 37°27'45" East, 41.53 feet;  
thence North 26°02'50" East, 104.62 feet;  
thence North 00°04'19" West, 193.57 feet to the TERMINUS of this description, containing 6,155 square feet, more or less.

The sidelines of said description shall be extended and shortened to begin at the southerly line and end at a northerly line of said "BRUGGEMANN PROPERTY".

The basis of bearing for this description is North 00°11'00" West, being the east line of said Section 4 as shown on that Record of Survey for Charles J. Bruggemann & Charlene E. Bruggemann filed for record September 20, 1984 in the office of the Recorder, Douglas County, Nevada, as Document No. 106962.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Matthew P. Bernard, P.L.S. 11172  
P.O. Box 2229  
Minden, Nevada 89423

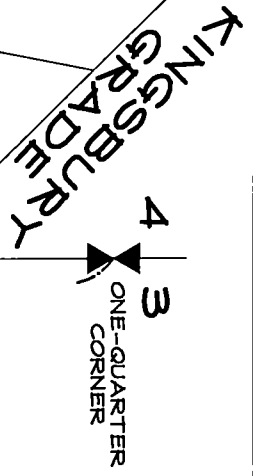


2-21-17

SCALE: 1" = 200'



2-21-17



A.P.N. 1219-04-002-013 ARVAYO

A.P.N. 1219-04-002-013 ARVAYO

A.P.N. 1219-04-002-013 ARVAYO

A.P.N. 1219-04-002-010 NAVONE

A.P.N. 1219-04-002-020 ONEILL

A.P.N. 1219-04-002-021 JONES

A.P.N. 1219-04-002-016 BRUGGEMANN FAMILY LIVING TRUST ET AL 17.74 ACRES

A.P.N. 1219-03-002-016 THOMPSON

A.P.N. 1219-03-002-015 GILMORE

A.P.N. 1219-03-002-017 GARDNER

A.P.N. 1219-03-002-020 PETERSON

A.P.N. 1219-03-002-021 MITTMAN

500'11'00" E 1326.34' BASIS OF BEARING

N89°48'21"W 725.83'

N00°04'19"W 193.57'

N26°02'50"E 104.62'

N37°27'45"E 41.53'

N46°47'26"E 40.77'

N00°08'31"E 235.05'

10' WIDE PUBLIC UTILITY EASEMENT (6,155 SF)

P.O.B.

P.O.T.

RO Anderson

NEVADA 1609 E. Paradise Ave P.O. Box 2329 Henderson, NV 89423 P 775.782.2322 F 775.782.7084

CALIFORNIA 3079 Harrison Suite 9 South Lake Tahoe, CA 96150 P 530.600.1660 F 775.782.7084

EXHIBIT "B" 10' PUBLIC UTILITY EASEMENT (A.P.N. 1219-04-002-016) DOUGLAS COUNTY, NEVADA

Y:\Client Files\2429\2429-001\CAD\Survey\Exhibits\2429-001 PUE Exhibit.dwg 2/7/2017 10:54:28 AM Jerit Shuman 12/06/16