

APN 1320-02-002-005



KAREN ELLISON, RECORDER

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 23 day of February, 2017, between Steven L. Comee ("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 1320-02-002-005, 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.

GRANTOR

Steven L. Comee
Steven L. Comee

STATE OF NEVADA)
) SS.
COUNTY OF DOUGLAS)

The foregoing Grant of Public Utility Easement was acknowledged before me on this 23 day of February, 2017, by Steven L. Comee, who acknowledged to me that he is the owner of the real property commonly known as 1646 Fremont Street, County of Douglas, State of Nevada, and also known as Douglas County Assessor's Parcel Number 1320-02-002-005, the subject property.

WITNESS my hand and official seal.

By: Nicole Hodges
Notary Public

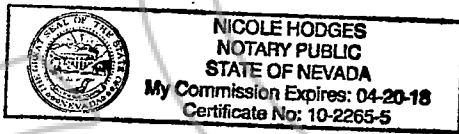


EXHIBIT "A"
DESCRIPTION OF NEW UTILITY EASEMENT

A 10 foot wide strip of land within the W1/2 of Section 2, T. 13 N., R. 20 E., M. D. B. & M., in Douglas County, Nevada whose center line is more particularly described as follows:

Commencing at the Northwest Corner of the above described Section 2; thence S26°18'42"E a distance of 2,952.58 feet to a 5/8" rebar on the westerly right-of-way line of Fremont Street; thence along said right-of-way line S00°21'08"W a distance of 212.97 feet to a 5/8" rebar with cap stamped PLS 3090 and being the TRUE POINT OF BEGINNING; thence N89°44'09"W a distance of 464.49 feet to a 5/8" rebar with cap stamped PLS 3090.

The basis of bearings for the above parcel is a line between the Southeast Corner of Parcel H-1 and the Northwest Corner of Parcel D-1 as per Document No. 240930. Said line bears N34°51'54"W.

PREPARED BY:

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