

APN# 1219-02-000-024



KAREN ELLISON, RECORDER

When Recorded return
Original and Tax Notices to:
Helen E. Johnson
521 Mottsville Lane
Gardnerville, NV 89410
RPTT Exempt
N.R.S. 375.090(6&9)

GRANT OF EASEMENT

THIS INDENTURE, made June 15, 2017, by and between HELEN E. JOHNSON, in her capacity as the Trustee of the HELEN ELIZABETH JOHNSON LIVING TRUST, Grantor, and, HELEN E. JOHNSON, a single woman, as her sole and separate property, Grantee;

WITNESSETH:

THAT THE GRANTOR HELEN E. JOHNSON, in her capacity as the Trustee of the HELEN ELIZABETH JOHNSON LIVING TRUST, is the owner of record of that certain parcel of real property described as Parcel A-2A as shown on the Parcel Map for Helen Elizabeth Kolbe, filed for record December 13, 2004, in the office of the Recorder, Douglas County, Nevada as Document No. 631683; and

THAT THE GRANTEE HELEN E. JOHNSON, a single woman, is the owner of record of that certain parcel of real property described as Parcel A-2B also as shown on the Parcel Map for Helen Elizabeth Kolbe, filed for record December 13, 2004, in the office of the Recorder, Douglas County, Nevada as Document No. 631683; and

WHEREFORE, in consideration of familial affection and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor HELEN E. JOHNSON, in her capacity as the Trustee of the HELEN ELIZABETH JOHNSON LIVING TRUST does by these presents grant, bargain and sell to the Grantee as her sole and separate property, an easement for access and for only underground utilities to Parcel A-2B as shown on the Parcel Map for Helen Elizabeth Kolbe, filed for record December 13, 2004, in the office of the Recorder, Douglas County, Nevada as Document No. 631683, which easement shall be appurtenant and run with the title to said Parcel A-2B and which easement is more specifically described on the attached Exhibit "A".


The use and enjoyment of said Easement by the Grantee, her heirs and assigns, shall be restricted in that the fence at the north end of said Easement, facing Mottsville Lane, shall not be

breached, opened or removed and no gate shall be installed at the north end of said Easement unless and until a no climb stock fence, built to cattle industry standards, is installed and completed along the west boundary of the easement and under no circumstances shall any use of said easement interfere with the flow, or potential flow of waters in the existing ditch at the north end of said Easement.

TO HAVE AND TO HOLD all singular the premises, together with the appurtenances, unto the said Grantee and to her heirs, successors and assigns forever.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

HELEN ELIZABETH JOHNSON LIVING TRUST


by HELEN E. JOHNSON, Trustee

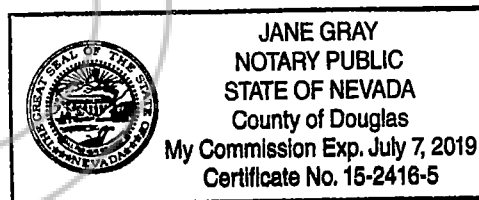
ACKNOWLEDGEMENT

STATE OF NEVADA)
S/S
COUNTY OF DOUGLAS)

On the 15 day of June, 2017, personally appeared before me, a Notary Public in and for said County and State, HELEN E. JOHNSON, in her capacity as the Trustee of the HELEN ELIZABETH JOHNSON LIVING TRUST and proved to me to be the person whose name is subscribed to the above instrument and who acknowledged that she executed the instrument.

WITNESS my hand and official seal.

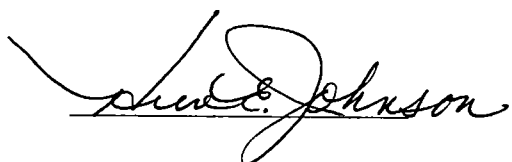

NOTARY PUBLIC



AFFIRMATION

Pursuant to NRS 239B.030, the undersigned does hereby affirm that the foregoing deed DOES NOT contain the confidential personal information of any person.

Dated June 15, 2017



DESCRIPTION
30' PRIVATE ACCESS EASEMENT
(a portion of A.P.N. 1219-02-000-024)

A parcel of land located within Section 2, Township 12 North, Range 19 East, Mount Diablo Meridian, County of Douglas, State of Nevada, further described as being a portion of Parcel A-2A as shown on the Parcel Map for Helen Elizabeth Kolbe, filed for record December 13, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 631683, more particularly described as follows:

BEGINNING at a point on the southerly line of Mottsville Lane, said point also being the northeast corner of said Adjusted Parcel A-2A;

thence leaving said southerly line of Mottsville Lane along the east line of said Parcel A-2A, South 13°39'05" East, 480.50 feet to a point on the southerly line of said Parcel A-2A;

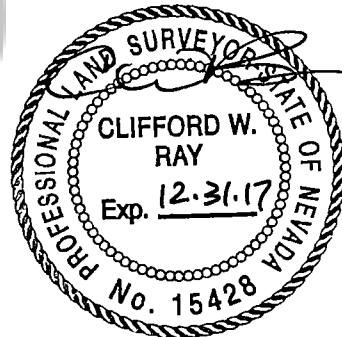
thence along said southerly line South 87°21'40" West, 30.56 feet;

thence leaving said southerly line North 13°39'05" West, 482.65 feet to a point on said southerly line of Mottsville Lane;

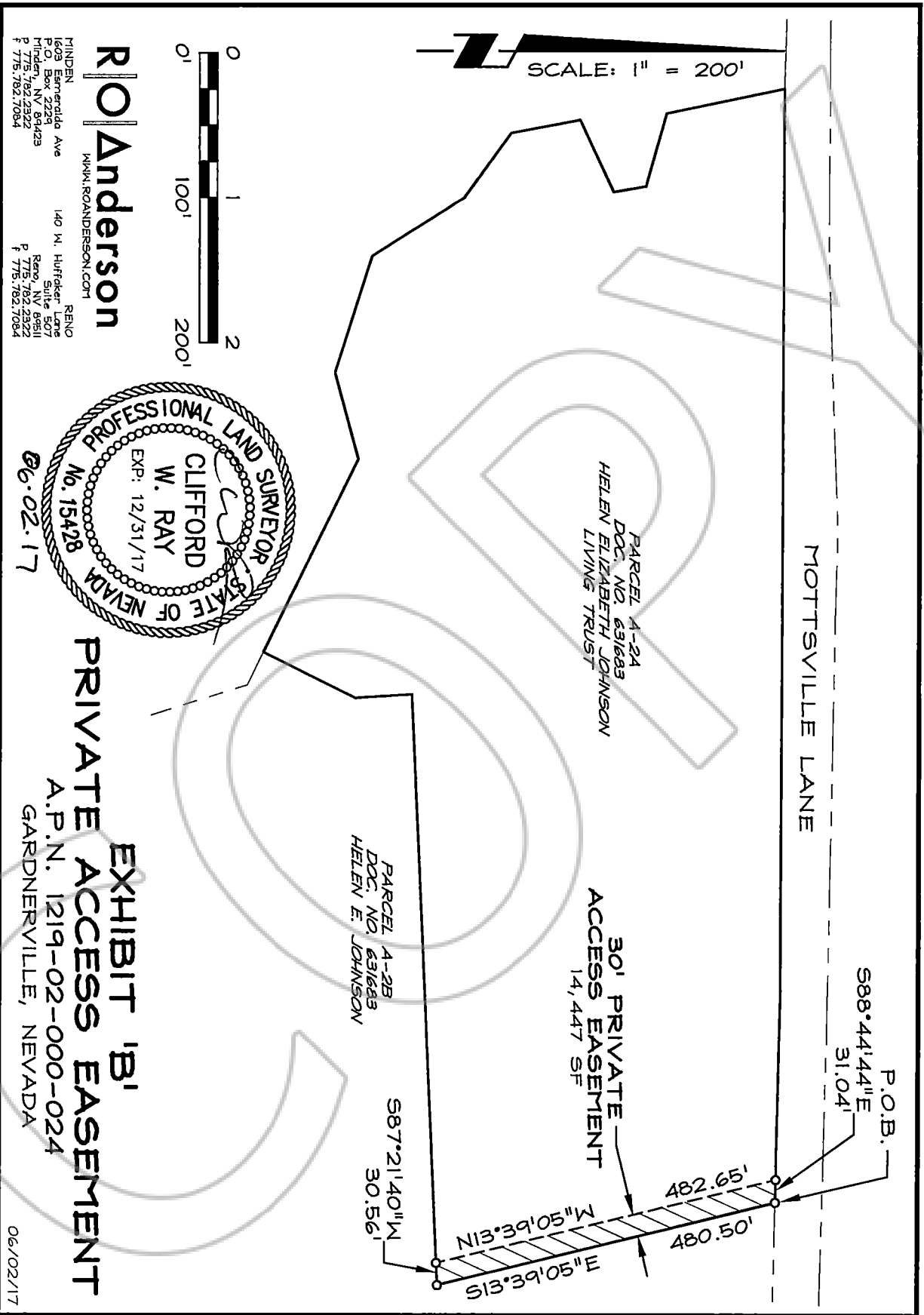
thence along said southerly line of Mottsville Lane, South 88°44'44" East, 31.04 feet to the POINT OF BEGINNING, containing 14,447 square feet, more or less.

The basis of bearing for this description is South 13°39'05" East, being the east line of Parcel A-2A as shown on the Parcel Map for Helen Elizabeth Kolbe, filed for record December 13, 2004 in the office of Recorder, Douglas County, Nevada as Document No. 631683.

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



06.02.17



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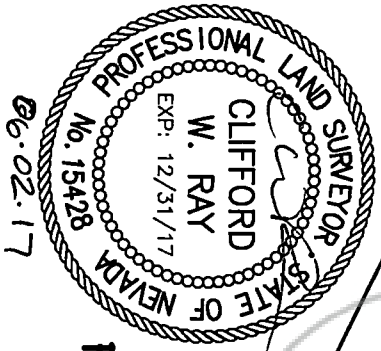


EXHIBIT 'B'
PRIVATE ACCESS EASEMENT
 A.P.N. 1219-02-000-024
 GARDNERVILLE, NEVADA

06/02/17