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KAREN ELLISON, RECORDER

APN: 1418-34-210-006

APN: 1418-34-201-001

Recording Requested by and  
When Recorded Mail to:

Robert N. Chester, Trustee  
Chester Family 1997 Trust  
P.O. Box 199  
Zephyr Cove, NV 89448

### GRANT OF EASEMENT

This GRANT OF EASEMENT is made and entered into this 2<sup>nd</sup> day of August, 2017,  
By and between ROBERT N. CHESTER, Successor Trustee of the Chester Family 1997 Trust,  
dated 12/9/97, as amended (GRANTOR), and Lakefront Property, Ltd., (GRANTEE).

WHEREAS, GRANTOR is the owner of the Real Property described as Lot 6, per the  
Amended Map of Lakeridge Estates NO. 1, filed for record on February 23, 1959, as  
Document Number 14083 (Assessor's Parcel Number 1418-34-210-006) (hereinafter  
"Real Property"); and

WHEREAS, GRANTEE is the owner of the Real Property described as 1236 U.S.  
Highway 50, Douglas County, Nevada (Assessor's Parcel Number 1418-201-001); and

WHEREAS GRANTOR is willing to grant to GRANTEE a non-exclusive utility  
easement, to use a portion of said Real Property, upon the terms and conditions  
hereinafter set out,

NOW THEREFORE, for valuable consideration, GRANTOR states as follows:

1. GRANTOR does hereby grant, bargain, transfer, deliver and convey to GRANTEE, a permanent, and perpetual utility easement to construct, maintain, repair and replace subsurface utility lines, including, by way of example only and not limitation, electrical, natural gas, water, cable, telephone and sewer, including surface cleanouts, together with reasonable ingress and egress, upon, over and under a strip of land more particularly described in Exhibit "A" attached hereto and incorporated herein.
2. All costs of construction, repair and maintenance hereafter shall be borne solely by the GRANTEE.
3. GRANTEE shall hold harmless and indemnify GRANTOR from and against any and all claims, demands, lawsuits, settlements, damages, costs, and expenses (including, without

limitation, reasonable attorney fees and costs) (hereinafter "claim") suffered or incurred by GRANTOR that arise directly or indirectly in connection with the use or maintenance of the easement, unless said claim is the direct result of a negligent act of GRANTOR, in which case GRANTOR will hold harmless and indemnify GRANTEE for any such claim.

4. The easement provided for herein shall run with the land and be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns in perpetuity.

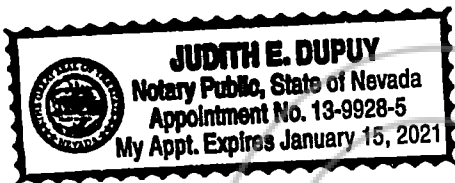
DATED this 2<sup>nd</sup> day of August 2017.

CHESTER FAMILY 1997 TRUST

Robert N. Chester  
ROBERT N. CHESTER, SUCCESSOR TRUSTEE

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on Aug. 2, 2017 by Robert N. Chester



Judith E. Dupuy  
NOTARY PUBLIC

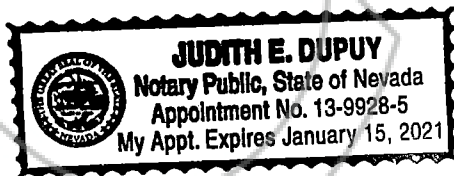
AGREED & ACCEPTED

LAKEFRONT PROPERTY, LTD.

Robert N. Chester  
By: ROBERT N. CHESTER, Manager

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on August 2 2017 by Robert N. Chester



Judith E. Dupuy  
NOTARY PUBLIC

13 August, 2016  
16093

DESCRIPTION  
Sewer Easement

All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of Lot 6, per the Amended Map of Lakeridge Estates No. 1, filed for record on February 23, 1959, as Document Number 14083, being more particularly described as follows:

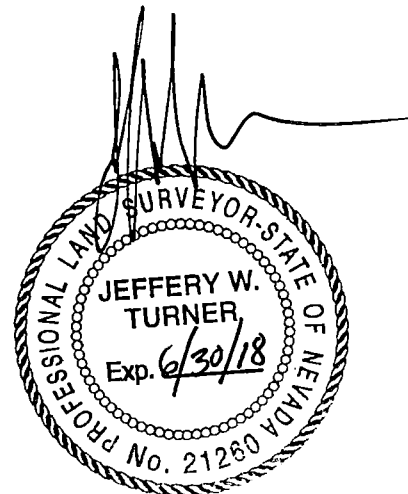
Beginning at a Point that bears South 89°49'00" East 10.00 feet from the Southwest corner of said Lot 6,  
thence North 00°00'30" West 50.00 feet;  
thence South 27°13'29" East 56.32 feet;  
thence North 89°49'00" West 25.76 feet to the Point of Beginning.

Containing 644 square feet, more or less.

The Basis of Bearing for this description is that Map of Lakeridge Estates No. 1, filed for record on February 23, 1959, as Document Number 14083.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449





TURNER & ASSOCIATES, INC.

LAND SURVEYING

(775) 588-5658

308 DORLA COURT, SUITE 203

ROUND HILL, NEVADA

P.O. BOX 5067 - STATELINE, NEVADA 89449

DATE 12 AUG 2016 JOB No. 16093

PROJECT SEWER EASEMENT

BY JWT PAGE 1 OF 1

LOT 6,  
AMENDED MAP OF LAKERIDGE ESTATES NO 1  
APN 1418-34-210-006, 179 PINE POINT DR  
DOUGLAS CO, NV

CHESTER

LOT 6

1418-34-210-006

SEWER  
EASEMENT AREA  
644 SQ.FT.

SEWER EASEMENT  
PER BK.175 PG.754

CONTROL  
PANEL

6' DIA.  
WET WELL

N89°49'00"W  
10.00'

N 00°00'00" W 50.00'

4" PVC

N89°49'00"W  
25.76'

NEW SEWER LINES

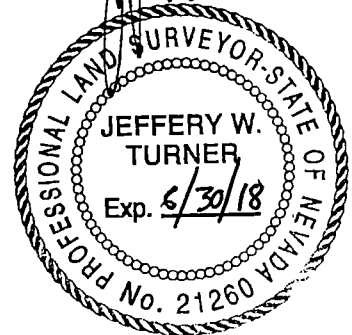
56.32'

SSCO

N 27°13'29" W

SSCO

1" = 10'



SEWER EASEMENT  
PER BK.891 PG.2383

POINT OF BEGINNING