

APN: 1418-34-210-006

APN: 1418-34-201-001

Recording Requested by and  
When Recorded Mail to:

Robert N. Chester, Trustee  
Lakefront Property, Ltd.  
P.O. Box 199  
Zephyr Cove, NV 89448



KAREN ELLISON, RECORDER

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### GRANT OF EASEMENT

This GRANT OF EASEMENT is made and entered into this 3<sup>rd</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 public utility easement to construct, maintain, repair and replace subsurface utility lines, including by way of example only and not limitation, electrical, natural gas, water, telephone, cable, 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 3<sup>rd</sup> day of August 2017.

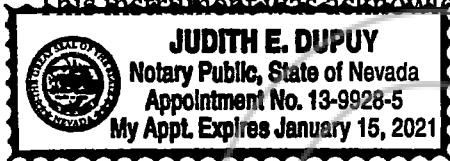
CHESTER FAMILY 1997 TRUST

*Robert N. Chester*

ROBERT N. CHESTER, SUCCESSOR TRUSTEE

STATE OF NEVADA )  
 )ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on Aug 3, 2017, by Robert N. Chester



*Judith E. Dupuy*  
NOTARY PUBLIC

AGREED & ACCEPTED:

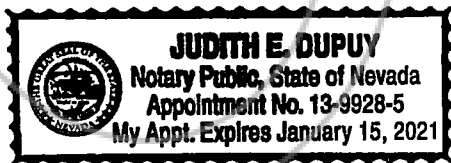
Lakefront Property, LTD.

*Robert N. Chester*

BY: ROBERT N. CHESTER, Manager

STATE OF NEVADA )  
 )ss.  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on Aug 3, by Robert N. Chester



*Judith E. Dupuy*  
NOTARY PUBLIC

July 28, 2017  
16093

**DESCRIPTION**  
**Public Utility Easement**

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

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

Beginning at the Southwest corner of said Lot 6,

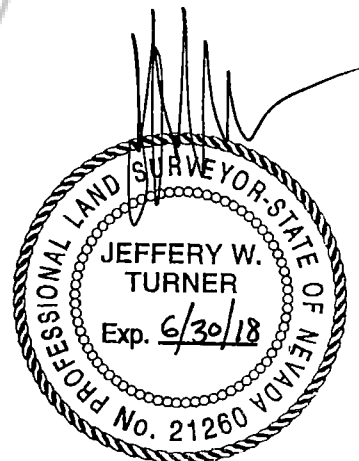
thence North  $00^{\circ}00'30''$  West 102.99 feet;  
thence along a non-tangent curve concave to the North with a radius of 103.19 feet, a central angle of  $16^{\circ}34'12''$  and an arc length of 29.84 feet, the chord of said curve bears North  $86^{\circ}09'27''$  East 29.74 feet;  
thence South  $06^{\circ}05'14''$  West 59.49 feet;  
thence South  $09^{\circ}18'29''$  East 46.54 feet;  
thence North  $89^{\circ}49'00''$  West 30.87 feet to the Point of Beginning.

Containing 2,761 square feet, more or less.

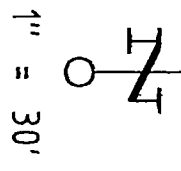
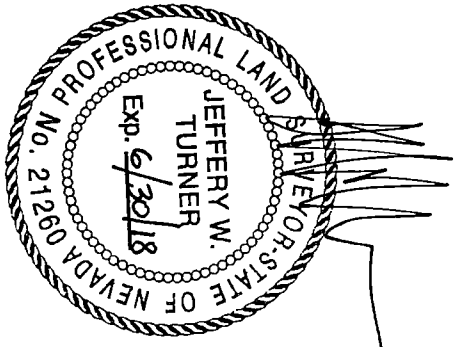
The basis of bearings for this legal description is the above referenced Lakeridge Estates No. 1.

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



DATE 7/2017 JOB No. 16093  
 PROJECT EASEMENT EXHIBIT  
 BY SW PAGE 1 OF 1  
 179 PINE POINT DR., DOUGLAS CO., NV  
 A.P.N. 1418-34-210-006  
 LOT 6 LAKERIDGE ESTATES NO. 1



**JA** **TURNER & ASSOCIATES, INC.**  
 LAND SURVEYING  
 (775) 588-5658

308 DORLA COURT, SUITE 203  
 ROUND HILL, NEVADA  
 P.O. BOX 5067 - STATELINE, NEVADA 89449  
 PROJECT FILE 16093

