

A.P.N. 1420-34-401-025



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

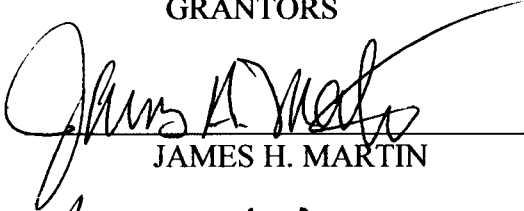
This indenture is made this 17TH day of AUGUST, 2017, between James H. Martin & Mary B. Martin, ("Grantors") and Douglas County, a political subdivision of the State of Nevada (Grantee). The Grantor hereby grants and conveys to the Grantee a permanent, non-exclusive public utility easement upon, over, 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 1420-34-401-025, as more fully described in, and incorporated by reference as, "Exhibit A" and "Exhibit B" ("Legal Description of 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 Grantors, their successors, agents and assigns forever.

Grantor covenants for the benefit of Grantee, its successors, 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 Grantors benefit, the right to maintain, use, and otherwise landscape the Easement Area for Grantors 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 obligations.

GRANTORS



JAMES H. MARTIN



MARY B. MARTIN

NOTARY CERTIFICATE:

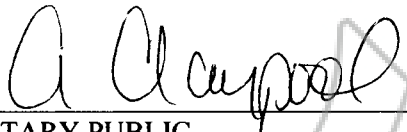
STATE OF NEVADA

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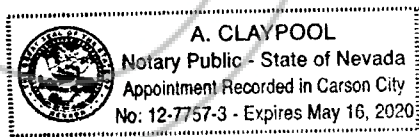
COUNTY OF DOUGLAS

The foregoing Grant of Public Utility Easement was acknowledged before me on this 17 day of August, 2017, by James H. & Mary B. Martin, personally known by me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged to me that they executed the above instrument as the Grantor and Owner of the real property commonly known as 2610 Fuller Avenue, County of Douglas, State of Nevada, and also known as Douglas County Assessor's Parcel Number 1420-34-401-025, the subject real property.

WITNESS MY HAND AND OFFICIAL SEAL'



NOTARY PUBLIC



A.P.N. 1420-34-401-025 (Portion)

EXHIBIT "A"

**LEGAL DESCRIPTION
(Public Utility Easement)**

That portion of the South 1/2 of the Southwest 1/4 of Section 34, Township 14 North, Range 20 East, M.D.B.& M. in the County of Douglas, State of Nevada, being more particularly described as follows:

That portion of Parcel A as said parcel is described in that certain "Boundary Line Adjustment Grant, Bargain, Sale Deed", which was recorded as Document No. 2017-905765 in the Official Records of said Douglas County, described as follows:

Public Utility Easements over those portions of said land described as follows:

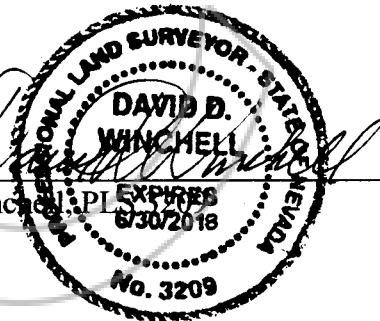
- The Northerly 5.00 feet of said land.
- The Westerly 5.00 feet of said land.
- The Southerly 7.50 feet of said land.
- The Easterly 7.50 feet of said land.

Note: "Exhibit B" is attached hereto and is hereby made a part of this description.,

Note: The bearing N. 00° 03' 00" E. for the centerline of Fuller Avenue as shown on the PARCEL MAP FOR ERNEST J. & JEAN V. FIXMER, which was recorded in Book 385 at Page 2344 as Document No. 115243 in the Official Records of Douglas County was used as the Basis of Bearing for this description.

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address is P. O. Box 6202, Gardnerville, Nevada 89460

By: David D. Winchell
David D. Winchell, PLS



Dated: 10/12/17

EXHIBIT B

Not To Scale



----- Area of easements described in "EXHIBIT A"



PARCEL 7C-1

Doc. No. 2017- **905764**

A.P.N. 1420-34-401-022

PARCEL A

Doc. No. 2017- **905765**

A.P.N. 1420-34-401-021

$\Delta = 89^{\circ}55'34''$
 $R = 20'$
 $L = 31.99'$

Avenue

Fuller

34

3

1/4 Corner

Johnson Lane

