

APN: 1419-04-001-001;
1419-04-001-003; and,
1419-04-001-004



KAREN ELLISON, RECORDER

Recording Requested and Mail To:
JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

EASEMENT DEED

THIS INDENTURE, made on October 27, 2017, by and between WHITE STAG, LP, a Nevada limited partnership (hereafter "WHITE STAG"), BARBARA K. ALEXANDER, as Trustee under the BARBARA K. ALEXANDER LIVING TRUST, dated February 18, 1993, and JAMES W. ALEXANDER, Trustee under the JAMES W. ALEXANDER LIVING TRUST, dated March 4, 1993 (hereafter collectively "ALEXANDER") and JOHN CRAWLEY and JENNIFER K. CRAWLEY, as Trustees of the JOHN & JENNIFER CRAWLEY 2012 REVOCABLE LIVING TRUST dated June 1, 2012 (hereafter "CRAWLEY").

WITNESSETH:

WHEREAS, WHITE STAG is the owner of that certain real property located at 96 Jeffrey Pine Lane in Douglas County, Nevada commonly referred to as Assessor's Parcel Number 1419-04-001-001 and more particularly described on Exhibit "1" attached hereto and incorporated herein by this reference;

WHEREAS, ALEXANDER is the owner of that certain real property located at 93 Jeffrey Pine Lane in Douglas County, Nevada commonly referred to as Assessor's Parcel Number

1419-04-001-003 and more particularly described on Exhibit “2” attached hereto and incorporated herein by this reference;

WHEREAS, CRAWLEY is the owner of that certain real property located at 136 Jeffrey Pine Lane in Douglas County, Nevada commonly referred to as Assessor’s Parcel Number 1419-04-001-004 and more particular described on Exhibit “3” attached hereto and incorporated herein by this reference;

WHEREAS, the WHITE STAG, ALEXANDER and CRAWLEY properties are neighboring residential properties;

WHEREAS, the driveways for the WHITE STAG and ALEXANDER properties cross the CRAWLEY property;

WHEREAS, the driveways for the WHITE STAG and ALEXANDER properties are partially encompassed in existing easements across the CRAWLEY property. However, a portion of the driveways are not encompassed in said existing easements; and,

WHEREAS, CRAWLEY agrees to provide to WHITE STAG and ALEXANDER certain easement rights for ingress and egress over a portion of CRAWLEY’s property, along the area of the existing driveways, for the sole purpose of servicing the WHITE STAG and ALEXANDER properties.

NOW THEREFORE, CRAWLEY, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and deliver unto WHITE STAG and ALEXANDER, their successors and assigns, a non-exclusive Easement for the purpose of ingress and egress over and across a 2,140 square foot portion of the CRAWLEY property as more particularly described on Exhibit “4” attached hereto and incorporated herein by this reference and depicted in the marked portion of the map attached hereto as Exhibit “5” and

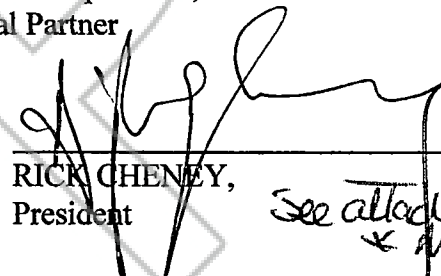
incorporated herein by this reference. This grant of easement is solely for the benefit of the WHITE STAG and ALEXANDER properties and shall run with the land and shall be binding upon and shall inure to the benefit of WHITE STAG and ALEXANDER, their heirs, successors and assigns.

TO HAVE AND TO HOLD said easement unto WHITE STAG and ALEXANDER and unto their successor and assigns forever.

IN WITNESS WHEREOF, the said WHITE STAG, ALEXANDER and CRAWLEY have executed this instrument to be effective on the day and year first above written.

WHITE STAG, LP,
a Nevada limited partnership

By: TITANIUM MANAGEMENT, INC.,
a Nevada corporation,
General Partner

By: 
RICK CHENEY,
President

*See attached Acknowledgment
& Notary*

BARBARA K. ALEXANDER LIVING TRUST,
dated February 18, 1993

By: 
BARBARA K. ALEXANDER,
Trustee

JAMES W. ALEXANDER LIVING TRUST,
dated March 4, 1993

By: 
JAMES W. ALEXANDER,
Trustee

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of PLACER

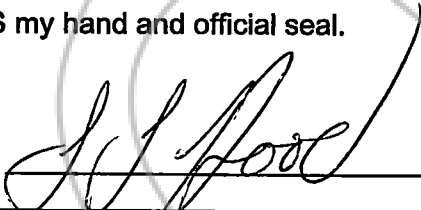
On October 9, 2017 before me, J. L. Hood Notary of Public
(insert name and title of the officer)

personally appeared D. Rick Chewey
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he~~/she/they~~ executed the same in his~~/her/their~~ authorized capacity~~(ies)~~, and that by his~~/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



JOHN & JENNIFER CRAWLEY 2012
REVOCABLE LIVING TRUST dated June 1, 2012

By: *John*
JOHN CRAWLEY, Trustee

By: *Jennifer K. Crawley*
JENNIFER K. CRAWLEY,
Trustee

STATE OF _____)
: ss.
COUNTY OF _____)

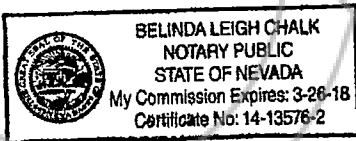
On _____, 2017, personally appeared before me, a notary public, RICK CHENEY, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Easement Deed as President of TITANIUM MANAGEMENT, INC., a Nevada corporation, on behalf of WHITE STAG, LP, a Nevada limited partnership, as General Partner.

NOTARY PUBLIC

m

STATE OF *Nevada*)
: ss.
COUNTY OF *Douglas*)

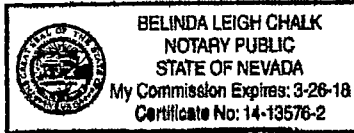
On *Oct 9*, 2017, personally appeared before me, a notary public, BARBARA K. ALEXANDER, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Easement Deed on behalf of BARBARA K. ALEXANDER LIVING TRUST, dated February 18, 1993, as Trustee.



Belinda Leigh Chalk
NOTARY PUBLIC

STATE OF Nevada)
 : SS.
COUNTY OF Douglas)

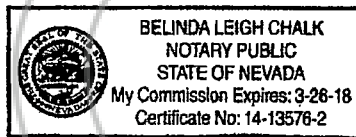
On Oct 9, 2017, personally appeared before me, a notary public, JAMES W. ALEXANDER, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Easement Deed on behalf of JAMES W. ALEXANDER LIVING TRUST, dated March 4, 1993, as Trustee.



Belinda Leigh Chalk
NOTARY PUBLIC

STATE OF NV)
 : SS.
COUNTY OF Douglas)

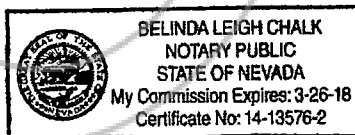
On Oct 27, 2017, personally appeared before me, a notary public, JOHN CRAWLEY, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Easement Deed on behalf of JOHN & JENNIFER CRAWLEY 2012 REVOCABLE LIVING TRUST dated June 1, 2012, as Trustee.



Belinda Leigh Chalk
NOTARY PUBLIC

STATE OF NV)
 : SS.
COUNTY OF Douglas)

On Oct 27, 2017, personally appeared before me, a notary public, JENNIFER K. CRAWLEY, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Easement Deed on behalf of JOHN & JENNIFER CRAWLEY 2012 REVOCABLE LIVING TRUST dated June 1, 2012, as Trustee.



Belinda Leigh Chalk
NOTARY PUBLIC

EXHIBIT "1"

LEGAL DESCRIPTION

APN: 1419-04-001-001

PARCEL 1:

PARCEL 1, AS SET FORTH ON PARCEL MAP FOR ROBERT AND JANE ROGERS, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 5, 1974 IN BOOK 1274 AT PAGE 243 AS DOCUMENT NO. 76834, OFFICIAL RECORDS, SAID PARCEL BEING THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B. AND M.

PARCEL 2:

TOGETHER WITH AN ACCESS EASEMENT AS DESCRIBED IN DOCUMENT ENTITLED "EASEMENT GRANT DEED" RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON APRIL 5, 2000 IN BOOK 0400 AT PAGE 505 AS DOCUMENT NO. 489335, OFFICIAL RECORDS.

PARCEL 3:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR ROADWAY OVER THOSE PARCELS OF LAND AS DESCRIBED IN DOCUMENT ENTITLED "GRANT OF NON-EXCLUSIVE EASEMENT" RECORDED ON OCTOBER 5, 2006 IN BOOK 1006 AT PAGE 1251 AS DOCUMENT NO. 685770, OFFICIAL RECORDS.

PARCEL 4:

TOGETHER WITH A PERMANENT UTILITY EASEMENT AND RIGHT-OF-WAY OVER THAT CERTAIN PARCEL AS DESCRIBED IN DOCUMENT ENTITLED "UTILITY EASEMENT" RECORDED ON NOVEMBER 16, 2006 IN BOOK 1106 AT PAGE 6057 AS DOCUMENT NO. 688884, OFFICIAL RECORDS.

Pursuant to NRS 111.312, this legal description was previously recorded in the Official Records of Douglas County, Nevada on February 15, 2017, as Document No. 2017-894788.

EXHIBIT "2"

LEGAL DESCRIPTION

APN: 1419-04-001-003

LAND SITUATED IN THE CITY OF CARSON CITY IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

ALL THAT REAL PROPERTY IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING ASSESSOR'S PARCEL NUMBER 15-030-09, SPECIFICALLY DESCRIBED AS:

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LOCATED WITHIN SECTION 4, TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA AND BEING FURTHER DESCRIBED AS FOLLOWS:

PARCEL 2, AS SET FORTH ON PARCEL MAP FOR JAMES W. ALEXANDER AND BARBARA K. ALEXANDER AND CHARLES M. SCHOTT JR., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 3, 1993, IN BOOK 593, OF OFFICIAL RECORDS AT PAGE 152, AS DOCUMENT NO. 306156.

TOGETHER WITH ALL WATER, WATER RIGHTS, DITCH AND DITCH RIGHTS APPURTENANT TO THE HEREIN DESCRIBED REAL PROPERTY. SAID WATER RIGHTS INCLUDE, BUT ARE NOT LIMITED TO, A PORTION OF THE CLEAR CREEK DESCRIBED RIGHTS INCLUDING THOSE DESCRIBED IN THE JANUARY 19, 1994, LETTER TO CHARLES M. SCHOTT FROM THE STATE OF NEVADA, DIVISION OF WATER RESOURCES.

Pursuant to NRS 111.312, this legal description was previously recorded in the Official Records of Douglas County, Nevada on July 2, 2010, as Document No. 0766470, at Book 710, Page 596.

EXHIBIT "3"

LEGAL DESCRIPTION

APN: 1419-04-001-004

Parcel 1:

The North ½ of the Northwest 1/4 of the Northeast 1/4 of Section 4, Township 14 North, Range 19 East, M.D.B. & M.

Parcel 2:

A non-exclusive easement as described and delineated in instrument dated October 3, 2006 and filed for record October 5, 2006, as Document No. 685770, Official Records of Douglas County, Nevada.

Pursuant to NRS 111.312, this legal description was previously recorded in the Official Records of Douglas County, Nevada on February 29, 2016, as Document No. 2016-877416.

EXHIBIT "4"

**PRIVATE ACCESS EASEMENT SERVING
THE ALEXANDER LIVING TRUSTS,
CRAWLEY REVOCABLE LIVING TRUST AND WHITE STAG LP**

A portion of the Northwest One-Quarter of the Northeast One-Quarter of Section 4, Township 14 North, Range 19 East, M.D.M., Douglas County, Nevada, for private access easement purposes, being more particularly described as follows:

BEGINNING at a point on the North-South Center of Section line of said Section 4 as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Schott Jr., Document No. 306156, of the Douglas County Recorder's Office, which point bears S. 00°25'56" W., 626.40 feet from the North One-Quarter corner of said Section 4, also being the Southwest corner of an existing Private Access Easement, Document No. 489335;

Thence North 89°00'06" East along the South line of said Private Access Easement, a distance of 106.84 feet, to the Southeast corner thereof;

Thence South 01°35'15" East, a distance of 28.89 feet, to a point on the South line of the Northeast One-Quarter of said Section 4;

Thence South 88°24'45" West along the South line of the Northeast One-Quarter of said Section 4, a distance of 22.99 feet, to a point on the Northerly line of an existing Access Easement, Document No. 685770;

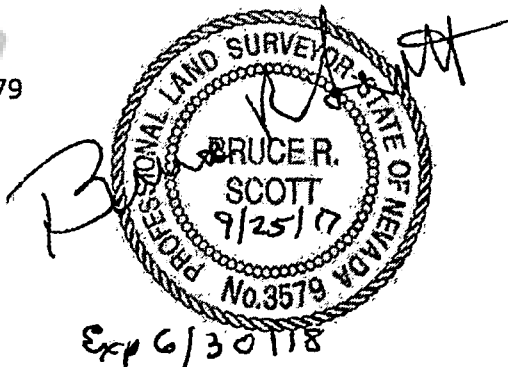
Thence along the Northerly line of said Access Easement, Document No. 685770 (the bearings of Document No. 685770 being rotated 00°41'25" counterclockwise to match the North-South Center of Section line of Section 4 per Document No. 306156) the following five courses:

- 1) North 54°39'24" West, a distance of 6.99 feet;
- 2) North 71°58'47" West, a distance of 31.54 feet;
- 3) South 88°13'16" West, a distance of 37.69 feet;
- 4) North 89°55'10" West, a distance of 11.39 feet to a point on the North-South Center of Section line of said Section 4;
- 5) North 00°25'56" East along said North-South Center of Section line, a distance of 15.01 feet to the POINT OF BEGINNING;

Containing 2,140 square feet, more or less.

Basis of Bearing: The North-South Center of Section line of Section 4, T.14 N., R.19 E., M.D.M., as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Shott Jr., filed for record May 3, 1993, Official Records of Douglas County, as Document No. 306156. (S. 00°25'56" W.)

Prepared by:
Bruce R. Scott, Nevada PLS No. 3579
Resource Concepts, Inc.
340 N. Minnesota St.
Carson City, NV 89703
(775) 883-1600



1.15 N.
T.14 N.
N 89°14'20" E 1325.57'
(TIE)
FND. BLM ALUM. CAP
1/16 COR.

LEGEND

- ∞ FOUND BLM ALUMINIUM CAP, 1/4 CORNER
- FOUND POINT AS NOTED
- DIMENSION POINT, NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING

33
CARSON CITY
DOUGLAS CO.
FND. BLM ALUM.
CAP, 1/4 COR.

EXHIBIT "5"
PRIVATE ACCESS EASEMENT
AREA: 2,140± S.F.

GRAVELLY RETRIEABLE LIVING TRUST
APN 1419-04-001-004

EDGE OF EXISTING DRIVEWAY
96 JEFFREY PINE LANE

BASIS OF BEARINGS
S 00°25'56" W 656.41'
(DOC. NO. 306156)

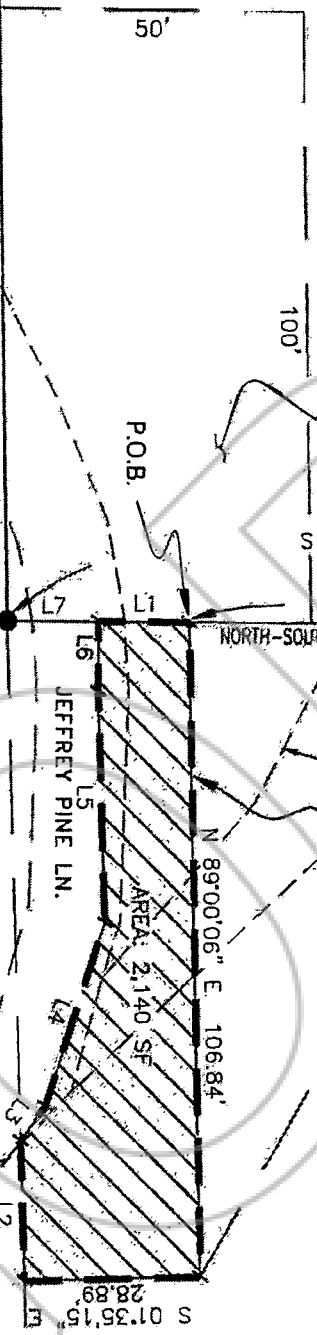
N 00°25'56" E 626.40'
(TIE)

NORTH-SOUTH CENTER OF SECTION LINE

EXISTING PRIVATE ACCESS
EASEMENT PER DOC. NO. 489335

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 00°25'56" E	15.01'
L2	S 88°24'45" W	22.99'
L3	N 54°39'24" W	6.99'
L4	N 71°58'47" W	31.54'
L5	S 88°13'16" W	37.69'
L6	N 89°55'10" W	11.39'
L7	S 00°25'56" W	15.00'

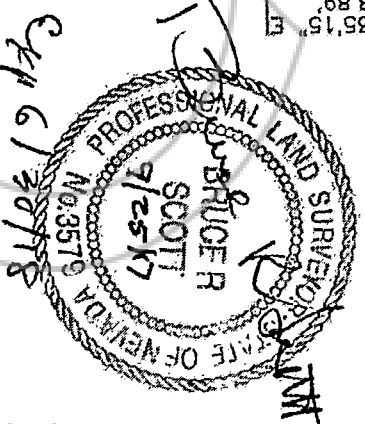


CLEAR CREEK OS LLC
APN 1419-04-001-009

ACCESS EASEMENT BOUNDARY, DOC. NO. 685770 HAS BEEN ROTATED 00°41'25" COUNTERCLOCKWISE TO MATCH THE NORTH-SOUTH CENTER OF SECTION LINE, PER DOC. NO. 306156

ALEXANDER LIVING TRUSTS
APN 1419-04-001-003

NOTE:
THE BEARINGS OF THIS SKETCH ARE BASED ON THE NORTH-SOUTH CENTER OF SECTION LINE OF SECTION 4, T. 14N., R.19E., M.D.M. PER DOCUMENT NO. 306156.
THE INTENT OF THIS EASEMENT IS TO BE CONTIGUOUS WITH THE SOUTHERLY LINE OF EXISTING EASEMENT DOC. NO. 489335 AND THE NORTHERLY LINE OF EXISTING PRIVATE ACCESS EASEMENT, DOC. NO. 685770



ALEXANDER LIVING TRUSTS
WITHIN A PORTION OF THE NW1/4
OF THE NE1/4
OF SECTION 4, T.14 N., R.19 E., M.D.M.

