



KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

ROLLSTON, HENDERSON, CRABB &
JOHNSON, LTD.
591 Tahoe Keys Blvd., Suite D8
South Lake Tahoe, CA 96150

MAIL TAX STATEMENTS TO:

F. Stodieck Family Revocable Trust
Frederic and Betty Stodieck Trustees
P.O. Box 65
Minden, NV 89423

APNs: 1220-05-000-019
1320-31-000-017
1320-31-000-018

TRAVERSE EASEMENT AGREEMENT

THIS AGREEMENT is made this 1 day of Dec., 2017, by and between P & K Enterprise LLC - P & K Ranch Series, a Nevada series limited liability company ("P & K") and Fredric C. Stodieck and Betty Jane Stodieck as Trustees of the F. Stodieck Family Revocable Trust dated May 16, 2006 ("Stodieck"), collectively referred to herein as the "Parties".

WHEREAS, P & K is owner of that certain real property described in Exhibit 1 ("P & K Property") and P & K hereby grants to Stodieck as an appurtenance to the property described in Exhibit 2 ("Stodieck Property") attached hereto an easement to be located near or at the most northeasterly corner of P & K Property as further described, and for the purposes described herein.

NOW, THEREFORE, an easement is created as follows:

1. P & K hereby conveys to Stodieck an easement to traverse across access and make historical use of a road which is located on and within a portion of that property which is bounded to the north by the south bank of the East Fork of the Carson River and to the South by the North bank of the St. Louis/Homestream Irrigation ditch. (Said ditch is further identified as the ditch southerly of the East Fork of the Carson River which is nearest such river.) Stodieck shall be entitled to a roadway width sufficient to allow reasonable passage by farm equipment up to twenty feet (20') in width.

2. This easement is appurtenant to and for use in connection with the two adjacent parcels described in Exhibit 2 attached hereto to allow travel between them.

3. This conveyance of easement is made without any further representation or warranty and is further subject to a separate written settlement agreement between the parties (including their successors, heirs, and assigns) to which this document is an exhibit. This easement shall perpetually run with the land and be binding upon the parties' heirs, successors, and assigns.

4. P & K reserves and shall be allowed to make use of the easement area provided such does not unreasonably interfere with Stodieck's reasonable use of same, as set forth above.

5. As a current and continuing condition precedent for making use of this easement and using the land to which it applies, Stodieck shall erect and continuously maintain and keep on with electric current a hot-wire/electric fence along the southerly portion of the easement area sufficient to restrain livestock from traveling southerly onto the remaining portion of the P & K property. Such fence shall be located as far south of the road as practicable, and to ensure and enable same, the posts should be placed at a location below grade of the existing road. For any necessary further clarification the hot wire will be run from the Stodieck property (that parcel which is located to the east of the P & K property) across P & K's property along the property line across the ditch to the north, then along the north bank of the ditch across P & K's property across the ditch back onto the Stodieck property (that parcel which is located to the north of the P & K property).

P & K may create a break in the fence such as a hook and loop or similar sort of detachable junction to allow pedestrians through same by it (including its members, guests and invitees).

6. P & K may erect and maintain a fence along the northerly portion of the easement area provided it does not interfere with the access allowed per the last sentence of Section 1 of this Agreement, or it is north of such easement area.

The Parties hereto have duly executed this Traverse Easement this 1 day of Dec., 2017.

P & K ENTERPRISE LLC -
P & K RANCH SERIES, a Nevada
series limited liability company

By: Patti Graf
Patti Graf, Managing Member

[SIGNATURES CONTINUED ON FOLLOWING PAGE.]

F. STODIECK FAMILY REVOCABLE TRUST

u.t.d. 5/16/2006

By: Fredric C. Stodieck
Fredric C. Stodieck, Trustee

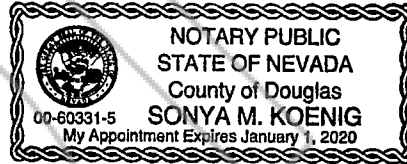
By: Betty Jane Stodieck
Betty Jane Stodieck, Trustee

STATE OF NEVADA)
) ss.:
COUNTY OF DOUGLAS)

This instrument entitled "Traverse Easement Agreement" was acknowledged before me on 12-1-17, by Fedric C. Stodieck and Betty Jane Stodieck.

WITNESS my hand and official seal.

Sonya M. Koenig
NOTARY PUBLIC





Acknowledgment by Individual

State of Nevada County of Douglas

On this 1st day of December, 2017, before me, Jennie Jackson
Name of Notary Public

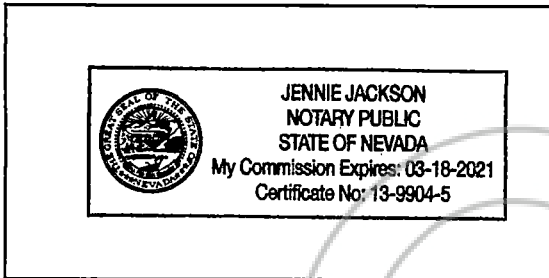
the undersigned Notary Public, personally appeared Patti L. Graf

Name of Signer(s)

- Proved to me on the oath of _____
- Personally known to me
- Proved to me on the basis of satisfactory evidence Nevada Drivers License
(Description of ID)

to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed it.

WITNESS my hand and official seal.



Notary Seal

Jennie Jackson
(Signature of Notary Public)
My commission expires 03/18/2021

Optional: A thumbprint is only needed if state statutes require a thumbprint.

Right Thumbprint of Signer
Top of thumb here

For Bank Purposes Only

Description of Attached Document

Type or Title of Document
Traverse Easement Agreement

Document Date 12/1/2017 Number of Pages 4 pgs.

Signer(s) Other Than Named Above
Fredric C. Stodieck, Betty Jane Stodieck



**EXHIBIT 1 TO TRAVERSE EASEMENT
(Parcel 1G-4)**

Parcel 1G-4 as set forth on that certain parcel map LDA 08-045 for Stodieck Brothers, LLC recorded June 14, 2011 in the Office of the Recorder of Douglas County, Nevada, in Book 0611 at Page 2827, as Document No. 784819.

APN: 1220-06-001-024

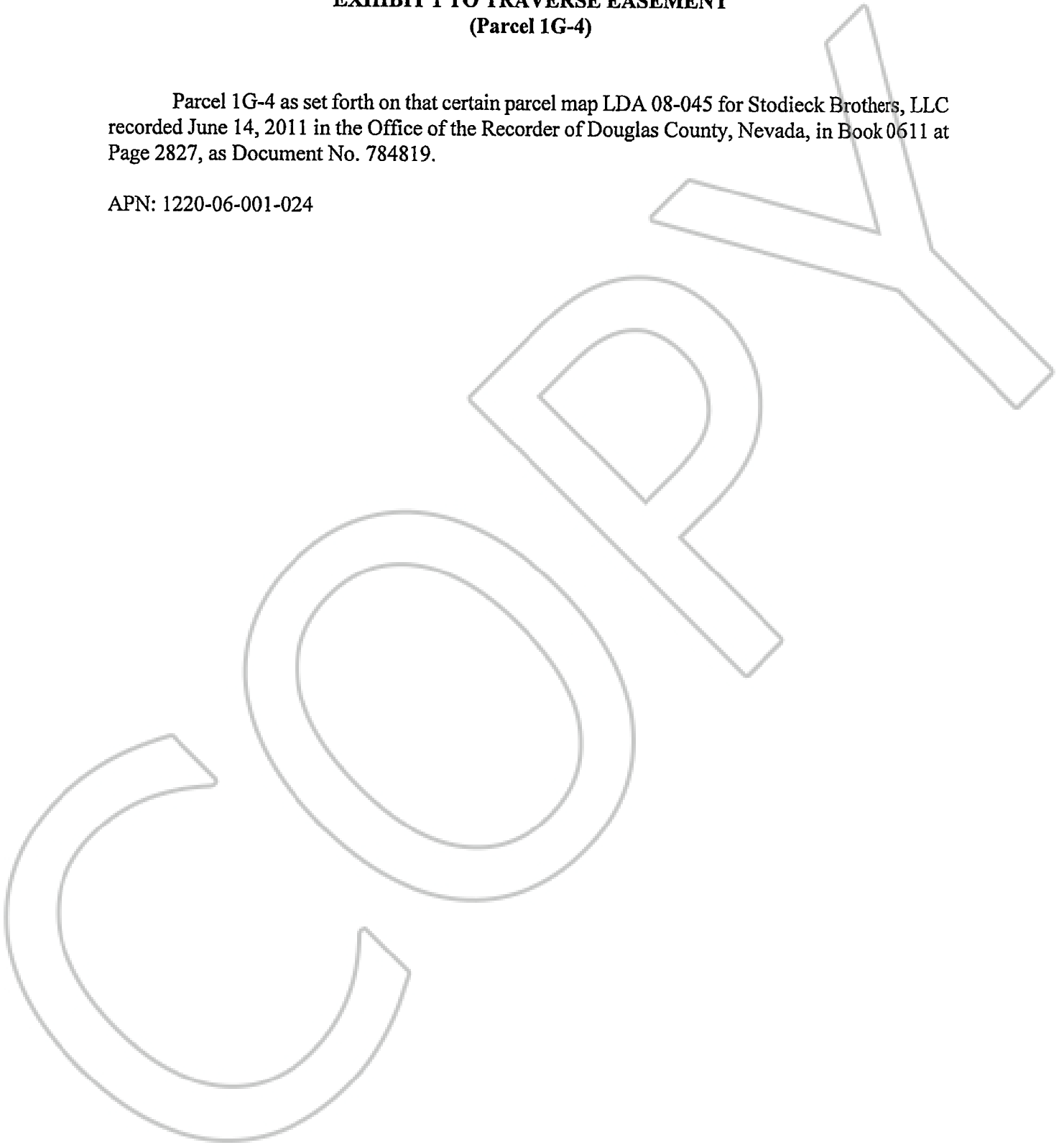


EXHIBIT 2 TO TRAVERSE EASEMENT

DESCRIPTION ADJUSTED APN 1220-05-000-019

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

A parcel of land located within a portion of Section 5, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the west one-quarter (W1/4) corner of said Section 5, as shown on Parcel Map #2 for Stodieck Brothers, LLC recorded October 17, 2005 in the office of Recorder, Douglas County, Nevada as Document No. 657921, a 1" spike in asphalt;

thence North 00°25'41" West, 39.57 feet to a 1/2" iron pipe, no tag;

thence along the easterly boundary of the Elmer Stodieck Ranch as described by Boundary Agreement recorded June 7, 1977 in said office of Recorder in Book 677, at Page 303, as Document No. 9848, North 00°25'41" West, 270.31 feet to the POINT OF BEGINNING;

thence continuing along said easterly boundary per Boundary Agreement Document No. 9848, the following courses:

North 00°25'41" West, 1470.61 feet;

North 00°25'03" West, 332.87 feet;

North 00°32'30" West, 238.39 feet to a point on the southerly line of the ordinary high water mark of the East Fork of the Carson River;

thence along said southerly line of the ordinary high water mark, the following courses:

South 65°04'05" East, 341 feet;

South 68°18'50" East, 97 feet;

South 75°54'33" East, 90 feet;

South 82°35'32" East, 198 feet;

South 86°56'29" East, 208 feet;

North 85°36'15" East, 36 feet;

South 81°53'22" East, 83 feet;

North 80°11'08" East, 437 feet;

North 83°40'32" East, 225 feet;

South 52°59'48" East, 60 feet;

South 56°52'20" East, 129 feet;

South 71°21'27" East, 102 feet;

South 68°48'54" East, 368 feet;

South 65°43'43" East, 421.34 feet to a point in an existing fence which bears South 00°22'24" East from a fence post being the north one-quarter (N1/4) corner of said Section 5 as shown on the Record of Survey to Support a Boundary Line Adjustment for Michael C.

and Angel Kerr Gilbert and Mack Land & Cattle Co. Recorded April 11, 2008 in said office of Recorder as Document No. 721260;

thence along said existing fence South $00^{\circ}22'24''$ East, 43.48 feet to a 5/8" rebar with plastic cap PLS 6899, the northwest corner of APN 1220-05-601-001 as shown on the Corner Record recorded August 22, 2006 in said office of Recorder as Document No. 682800, also being the northwest corner of APN 25-110-03 as shown on the Record of Survey for Glen C. Warren recorded March 1, 1991 in said office of Recorder as Document No. 245863;

thence continuing along said existing fence, South $00^{\circ}22'24''$ East, 1685.85 feet to a 5/8" rebar with cap PLS6200, the southwest corner of said APN 1220-05-601-001 per Corner Record Document No. 682800, also being the southwest corner of said APN 25-110-03 per warren Document No. 245863;

thence along an existing fence being the southerly line of said APN 25-110-03 per Warren Document No. 245863 and being the northerly line of a strip of land described in Quitclaim Deed between Jeannette Cowden and Fred C. Stodieck recorded August 11, 1997 in said office of Recorder in Book 897, at Page 1560, as Document No. 419061, North $89^{\circ}41'49''$ East, 1336.81 feet to a 1/2" iron pipe, no tag, the northeast corner of Parcel 5 as shown on the Map of Division of Land into Large Parcels for John C. and Virginia S. Henningsen Nevada Trust recorded December 29, 1995 in said office of Recorder as Document No. 377762;

thence along the northerly line of Parcels 1, 3, 4 and 5 as shown on said Henningsen Document No. 377762, South $89^{\circ}28'38''$ West, 3584.26 feet;

thence North $00^{\circ}31'22''$ West, 309.88 feet;

thence South $89^{\circ}28'38''$ West, 388.27 feet to the POINT OF BEGINNING, containing 123.57 acres, more or less.

The Basis of bearing of this description is North $00^{\circ}25'41''$ West, the east line of Parcel No. 2 as shown on the Parcel Map for Elmer Stodieck recorded July 21, 1977 in the office of Recorder, Douglas County, Nevada as Document No. 11244.

The foregoing description appeared within Douglas County Recorder Document No.: 0780898. Excepting, however, the real property described as follows:

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

A parcel of land located within a portion of Section 5, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Parcel 2 as shown on the Parcel Map LDA 12-019 for F. Stodieck Family Revocable Trust filed for record September 13, 2013 in the office of Recorder, Douglas County, Nevada in Book 913, at Page 2559, as Document No. 830481, containing 98,948 square feet (2.27 acres), more or less.

EXHIBIT 2 TO TRAVERSE EASEMENT (Continued)

DESCRIPTION

That certain real property located in the State of Nevada, described as follows:

The land referred to herein is situated in the State of Nevada, County of DOUGLAS, described as follows:

The South 1/2 of Southeast 1/4 of Section 31, and Fractional Northwest 1/4 of Southeast 1/4 of Section 31, all in Township 13 North, Range 20 East, M.D.B. & M.

EXCEPTING THEREFROM that portion of above described land lying within the boundaries of the County Road running through the center of Section 31.

FURTHER EXCEPTING THEREFROM all that portion of said premises conveyed to Duane E. Mack in Deed recorded February 16, 1933 in Book T of Deeds, at Page 408, Douglas County, Nevada records.

And Further excepting therefrom that portion of said land lying within the ordinary high water line of this East Fork of the Carson River.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining in any reversions, remainders, rents, issues or profits thereof.

The foregoing description appeared within Douglas County Recorder Document No.: 2017-904523

APNs: 1320-31-000-017

1320-31-000-018

(Prior Parcel # 1320-31-000-006)