

Assessor's Parcel Number: 1320-27-001-028 &
1320-27-001-026

Date: FEBRUARY 13, 2018

Recording Requested By:

Name: RACHEL, TOWN OF MINDEN

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



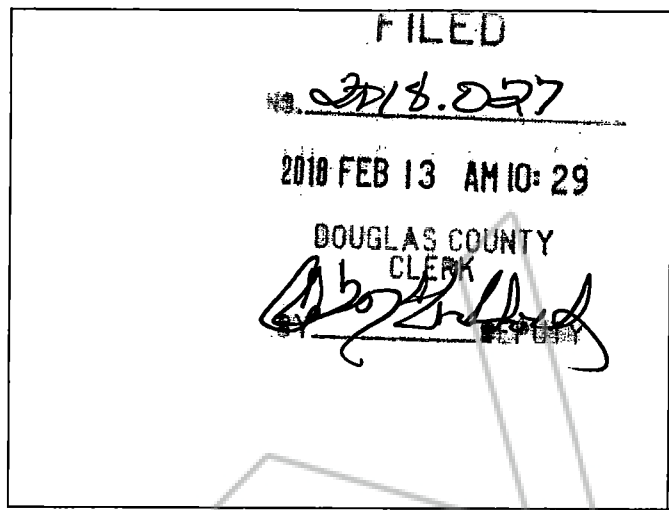
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KAREN ELLISON, RECORDER

GRANT OF WATER LINE EASEMENT #2018.027
(Title of Document)

APN:1320-27-001-028 & 1320-27-001-026

Recording Requested by
and Return Recorded Original to:
Town of Minden
1604 Esmeralda Ave.
Minden, NV 89423



SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

I, the undersigned, hereby affirm that this document submitted for recording does not contain the Social Security number of any person or persons. (Per NRS 239B.030)

GRANT OF WATER LINE EASEMENT

THIS INDENTURE is made this 7 day of Feb, 2018, between Bently Enterprises, LLC, a Nevada limited liability company ("GRANTOR"), and TOWN OF MINDEN, a political subdivision of the State of Nevada ("GRANTEE"). The GRANTOR for good and valuable consideration, the receipt of which is acknowledged does hereby grant and convey a perpetual and permanent, twenty foot water line easement, unto GRANTEE across, upon, over through and under a strip of land more particularly described in the legal description attached as Exhibit "A" and depicted on Exhibit "B" both of which are attached hereto and incorporated herein by reference (the "Easement Area"), solely for ingress, egress, construction, maintenance, operation, repair or replacement of public water facilities, as defined by Douglas County Code.

All rights, duties and obligations granted by this Grant of Water Line Easement shall run with the land and shall be binding upon GRANTOR, its successors, agents and assigns forever.

GRANTOR covenants for the benefit of GRANTEE, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within the Easement Area without the prior written consent of GRANTEE, which shall not be unreasonably withheld. Such structures and improvements include, but are not limited to: drainage facilities, trees, fencing, buildings, parking canopies, and other covered facilities. GRANTOR retains, for GRANTOR's benefit, the right to maintain, use and otherwise landscape

the Easement Area for GRANTOR's own purposes without GRANTEE'S approval, provided, however, that no use will interfere with, and will be in all respects consistent with, the GRANTEE's rights herein, unless otherwise first agreed to in writing by GRANTEE, and all state, federal, and local regulations. Grantee is under no obligation to restore any landscaping or decorative paver that is damaged during maintenance of the utilities within the Easement Area, unless as a result of the gross negligence of GRANTEE.

GRANTOR hereby represents that this Grant of Water Line Easement has been duly executed and constitutes a valid, binding and enforceable obligation.

GRANTOR:

BENTLY ENTERPRISES, LLC
a Nevada limited liability company

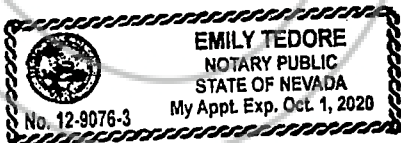
By: *Jeff Jarboe*
Name: Jeff Jarboe
Title: Chief Financial Officer

State of NEVADA)
 : ss.
County of DOUGLAS)

On January 30th, 2018, before me, Emily Tedore, a Notary Public, personally appeared JEFF JARBOE, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I declare under the laws of the state of Nevada that the foregoing is true and correct.

WITNESS my hand and official seal.



Emily Tedore
Notary Public

GRANTOR:

BENTLY ENTERPRISES, LLC,
a Nevada limited liability company

By: [Signature]

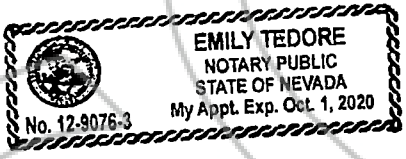
Name: Brady Frey
Title: Chief Operations Officer

State of ~~CALIFORNIA~~ Nevada)
: ss.
County of ~~SAN FRANCISCO~~ Douglas

On Feb 6th, 2018, before me, Emily Tedore, a Notary Public, personally appeared BRADY FREY, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I declare under the laws of the state of ~~California~~ Nevada that the foregoing is true and correct.

WITNESS my hand and official seal.



[Signature]
Notary Public
[Signature]
Notary Public

CONTINUED ON NEXT PAGE

GRANTEE:

TOWN OF MINDEN
a political subdivision of the State of Nevada

By: *Glen Radtke*
Name: Glen Radtke
Title: Vice Chairman-Town of Minden

State of NEVADA)
 : ss.
County of DOUGLAS)

On February 7, 2018, 2017, before me, Rachel Hamer, a Notary Public, personally appeared Glen Radtke, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

I declare under the laws of the state of Nevada that the foregoing is true and correct.

WITNESS my hand and official seal.

Rachel Hamer
Notary Public

Name of Document: Grant of Water Line Easement
Date of Document: February 7, 2018

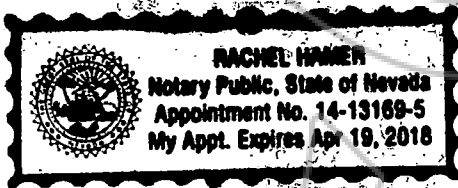


EXHIBIT "A"
DESCRIPTION
WATER LINE EASEMENT
BENTLY ENTERPRISES, LLC
(Over A.P.N.'s 1320-27-301-026 & -028)

All that real property situate in the County of Douglas, State of Nevada, described as a strip of land for water line easement purposes being a portion of Section 27, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the northwest corner of Parcel 1 as shown on the Record of Survey for Parcel 2, 'Block A', Bently Enterprises, LLC, filed for record April 25, 2016 in the office of Recorder, Douglas County, Nevada as Document No. 879884, said point also being on the easterly line of Orbit Way;

thence leaving said easterly line of Orbit Way, South 80°32'34" East, 360.05 feet to the **POINT OF BEGINNING**;

thence North 00°03'26" West, 244.25 feet;
thence North 89°58'58" East, 368.56 feet;
thence North 00°01'02" West, 10.00 feet;
thence along a tangent curve to the right having a radius of 10.00 feet, central angle of 180°00'02" and an arc length of 31.42 feet;
thence South 00°01'02" East, 10.85 feet;
thence South 44°58'00" East, 47.08 feet;
thence South 00°02'33" East, 172.01 feet;
thence North 89°57'27" East, 5.00 feet;
thence along a tangent curve to the right having a radius of 10.00 feet, central angle of 180°00'00" and an arc length of 31.42 feet;
thence South 89°57'27" West, 5.00 feet;
thence South 00°02'33" East, 17.96 feet;
thence South 89°58'03" West, 421.75 feet to the **POINT OF BEGINNING**.

EXCEPTING THEREFROM:

COMMENCING at the northwest corner of Parcel 1 as shown on the Record of Survey for Parcel 2, 'Block A', Bently Enterprises, LLC, filed for record April 25, 2016 in the office of Recorder, Douglas County, Nevada as Document No. 879884, said point also being on the easterly line of Orbit Way;

thence leaving said easterly line of Orbit Way, South 84°02'32" East, 377.18 feet to the **TRUE POINT OF BEGINNING**;

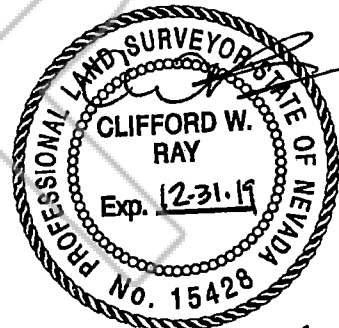
thence North 00°03'26" West, 204.25 feet;

thence North 89°58'58" East, 359.41 feet;
thence South 44°58'00" East, 31.72 feet;
thence South 00°02'33" East, 181.70 feet;
thence South 89°58'03" West, 381.75 feet to the **POINT OF BEGINNING**;

The net area of the water line easement is 24,285 square feet, more or less.

The Basis of Bearing of this description is South 06°26'20" East, the east line of Parcel 1, as shown on Record of Survey for Parcel 2, 'Block A', Bently Enterprises, LLC, filed for record April 25, 2016 in the office of Recorder, Douglas County, Nevada as Document No. 879884.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



01.25.18

ORBIT WAY

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°01'02" W	10.00'
L2	S00°01'02" E	10.85'
L3	S44°58'00" E	47.08'
L4	N89°57'27" E	5.00'
L5	S89°57'27" W	5.00'
L6	S00°02'33" E	17.96'
L7	S44°58'00" E	31.72'
L8	N84°02'32" W	377.18'
L9	N80°32'34" W	360.05'

A.P.N. 1320-27-001-028
BENTLEY ENTERPRISES, LLC

A.P.N. 1320-27-001-026
BENTLEY ENTERPRISES, LLC



R/O Anderson
WWW.ROANDERSON.COM

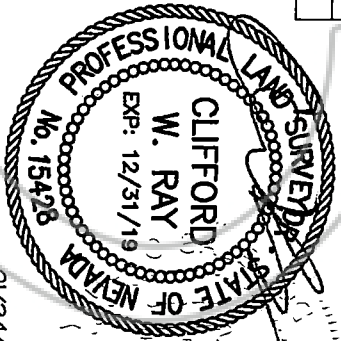
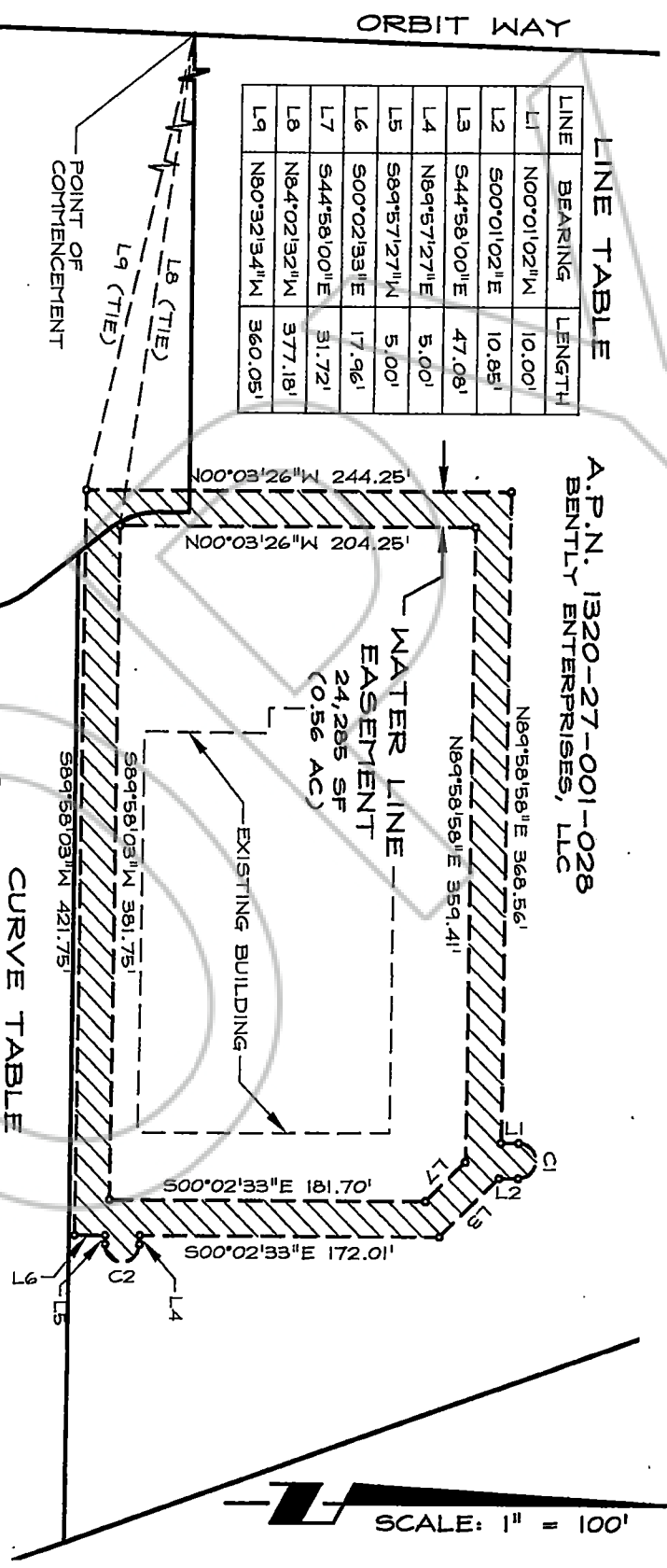
MINDEN 140 W. Huffaker Reno
1603 Sacramento Ave Suite 507
Minden, NV 89423 Reno, NV 89511
P 775.782.2322 P 775.782.7064
F 775.782.7064

WATER LINE EASEMENT
FOR TOWN OF MINDEN
OVER BENTLEY ENTERPRISES, LLC
(A.P.N.'S 1320-27-301-026 & -028)

EXHIBIT 'B'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	Δ=180°00'02"	10.00'	31.42'
C2	Δ=180°00'00"	10.00'	31.42'



COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

13th day of Feb, 2011

By [Signature] Deputy