

Recorded at the request of :
Ann Owen, Trustee
Owen Family Trust
1080 Kerry Lane
Gardnerville, Nevada 89460

For Recorder's u:



00069679201809110720090097

KAREN ELLISON, RECORDER

When recorded, mail to:
Ann Owen
1080 Kerry Lane
Gardnerville, Nevada 89460

PERMANENT IRRIGATION EASEMENT

STATE OF NEVADA
COUNTY OF DOUGLAS

GRANT OF PERMANENT IRRIGATION EASEMENT:

Owen Family Trust ("GRANTOR"), for \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant, sell and convey unto Roger W and Deborah K Sweningsen, owners of Assessor's Parcel Number 1220-10-301-006 ("GRANTEE") (GRANTOR and GRANTEE are collectively referred to as the "Parties"), a permanent and non-exclusive easement and right of way ("the Permanent Easement") upon, in, over, under along and across, the property of GRANTOR which is more particularly described as follows:

Being Assessors Parcel Number 1220-10-301-007, Vesting Document 397820 Dated 10/02/1996, Yr 96, Bk 010, Pg 00230, of the Real Property Records, Douglas County, Nevada, said 10.98 acre tract, as shown on the accompanying map Exhibit A, being more particularly described by metes and bounds in the attached Exhibit B ("Easement Property").

PURPOSE OF EASEMENT

The Property may be used by GRANTEE AND OR ASSIGNS for the following purposes: constructing, installing, maintaining, operating, inspecting, upgrading, repairing, and replacing an irrigation system, and related facilities on the easement property; constructing, installing, maintaining, operating, inspecting, upgrading, repairing, and replacing underground and above ground wastewater lines, irrigation lines, control boxes, and related facilities and equipment on the Easement Property; and delivering irrigation water from the Rocky Ditch to irrigation lines and pond on lot described as Assessors Parcel Number 1220-10-301-006 as shown on accompanying map Exhibit A and more properly described by metes and bounds in the attached Exhibit C.

Also, GRANTEE is granted the right of ingress and egress upon, under, along, and across the Easement Property to accomplish the purposed described herein.

DURATION OF EASEMENT:

This Easement shall be permanent and irrevocable.

DOMINANT USE OF EASEMENT PROPERTY:

GRANTOR agrees that GRANTEE shall have the dominant right to use of the Easement Property for the purposes stated above and GRANTOR shall make no use of the Easement Property that unreasonably interferes with GRANTEE'S use, including, but not limited to, the construction of stone walls, extensive landscaping or similar improvements that would impede GRANTEE'S access to the Facilities. This Permanent Easement shall further include the right to cut and trim trees and shrubbery that may encroach on the Easement Property. Grantor shall not grant any easements, licenses or similar rights to other person or entity on the Easement Property.

ENTIRE AGREEMENT:

This instrument contains the entire agreement between the Parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument will be of no force and effect. This Grant of Permanent Easement memorializes a prescriptive easement and oral agreement between the Parties for an irrigation ditch which exists at the time of the signing of this document and which existed prior to the Grantor purchasing the Easement Property in 1964. The approximate location of the subject irrigation ditch is shown on the map Exhibit A.

BINDING EFFECT:

This agreement will run with the land, and will bind and inure to the benefit of the Parties hereto, and their respective successors and assigns. GRANTOR does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND title to the said Easement herein granted unto GRANTEE, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof subject to the matters set forth herein.

In witness whereof, this instrument is executed this 2nd day of March, 2019.

GRANTOR



Signature

Ann Owen, Trustee
Owen Family Trust

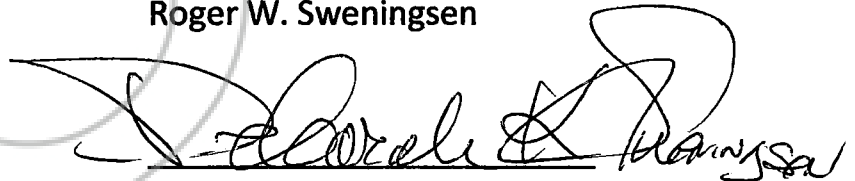
STATE OF NEVADA
COUNTY OF DOUGLAS

ACCEPTED



Signature

Roger W. Sweningsen



Signature

Deborah K. Sweningsen

STATE OF NEVADA
COUNTY OF DOUGLAS

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.

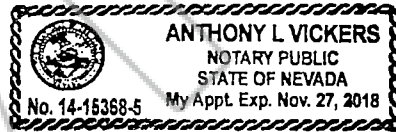
State of ~~California~~ NEVADA
County of DOUGLAS)

On MARCH 2, 2018 before me, ANTHONY L. VICKERS
(insert name and title of the officer)

personally appeared ANN OWEN, ROGER W. & DEBORAH K. SWENINGSEN
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~~ NEVADA that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.



Signature Anthony L. Vickers (Seal)

EXHIBIT A

Owen Family Trusr Permanent Irrigation Easement

Douglas County, Nevada

Assessor's Parcels
Douglas County Assessor

Map Legend

- Parcel Boundary
- Sub'd Boundary
- Easements - See Recorded Documents
- Town Boundary
- Township/Range/Section
- Open Space/Conserv. Ease.
- Receiving Area

<p>001</p> <p>110</p> <p>1.00</p> <p>B L K A</p> <p>1</p> <p>1100</p>	<p>Parcel Number</p> <p>Parcel Sub/Seq Number</p> <p>Parcel Acreage</p> <p>Parcel Block Number</p> <p>Parcel Lot Number</p> <p>Parcel Address</p>
--	---

NOTE: This map is prepared for the use of Douglas County Assessor, for assessment and illustrative purposes only. It does not represent survey of the premises. No liability is assumed as to the sufficiency or accuracy of the data delineated hereon.

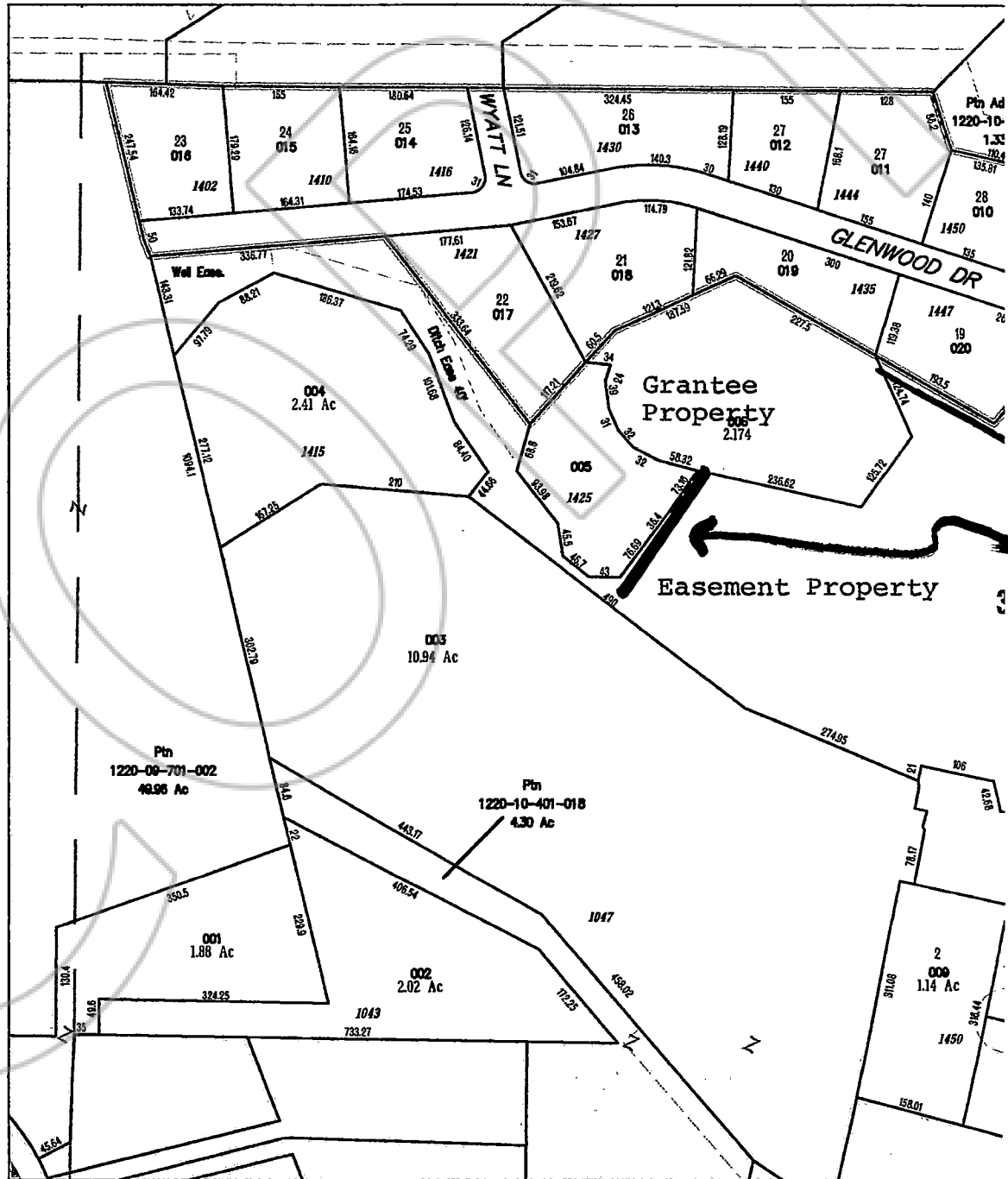


EXHIBIT A CONT OWEN FAMILY TRUST

T12 N R20 E	SEC. 10	N 2 SW 4	1220-10-3																																												
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>6</td><td>5</td><td>4</td><td>3</td><td>2</td><td>1</td></tr> <tr><td>7</td><td>8</td><td>9</td><td>10</td><td>11</td><td>12</td></tr> <tr><td>18</td><td>17</td><td>16</td><td>15</td><td>14</td><td>13</td></tr> <tr><td>19</td><td>20</td><td>21</td><td>22</td><td>23</td><td>24</td></tr> <tr><td>30</td><td>29</td><td>28</td><td>27</td><td>26</td><td>25</td></tr> <tr><td>31</td><td>32</td><td>33</td><td>34</td><td>35</td><td>36</td></tr> </table>	6	5	4	3	2	1	7	8	9	10	11	12	18	17	16	15	14	13	19	20	21	22	23	24	30	29	28	27	26	25	31	32	33	34	35	36	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>1</td><td>5</td></tr> <tr><td>2</td><td>6</td></tr> <tr><td>3</td><td>7</td></tr> <tr><td>4</td><td>8</td></tr> </table>	1	5	2	6	3	7	4	8	<p style="font-size: x-small;">DOUGLAS COUNTY Multi-Agency Geographic Information Center</p> <p>SCALE: 1" = 200' REV'D: 09/24/2010</p>
6	5	4	3	2	1																																										
7	8	9	10	11	12																																										
18	17	16	15	14	13																																										
19	20	21	22	23	24																																										
30	29	28	27	26	25																																										
31	32	33	34	35	36																																										
1	5																																														
2	6																																														
3	7																																														
4	8																																														

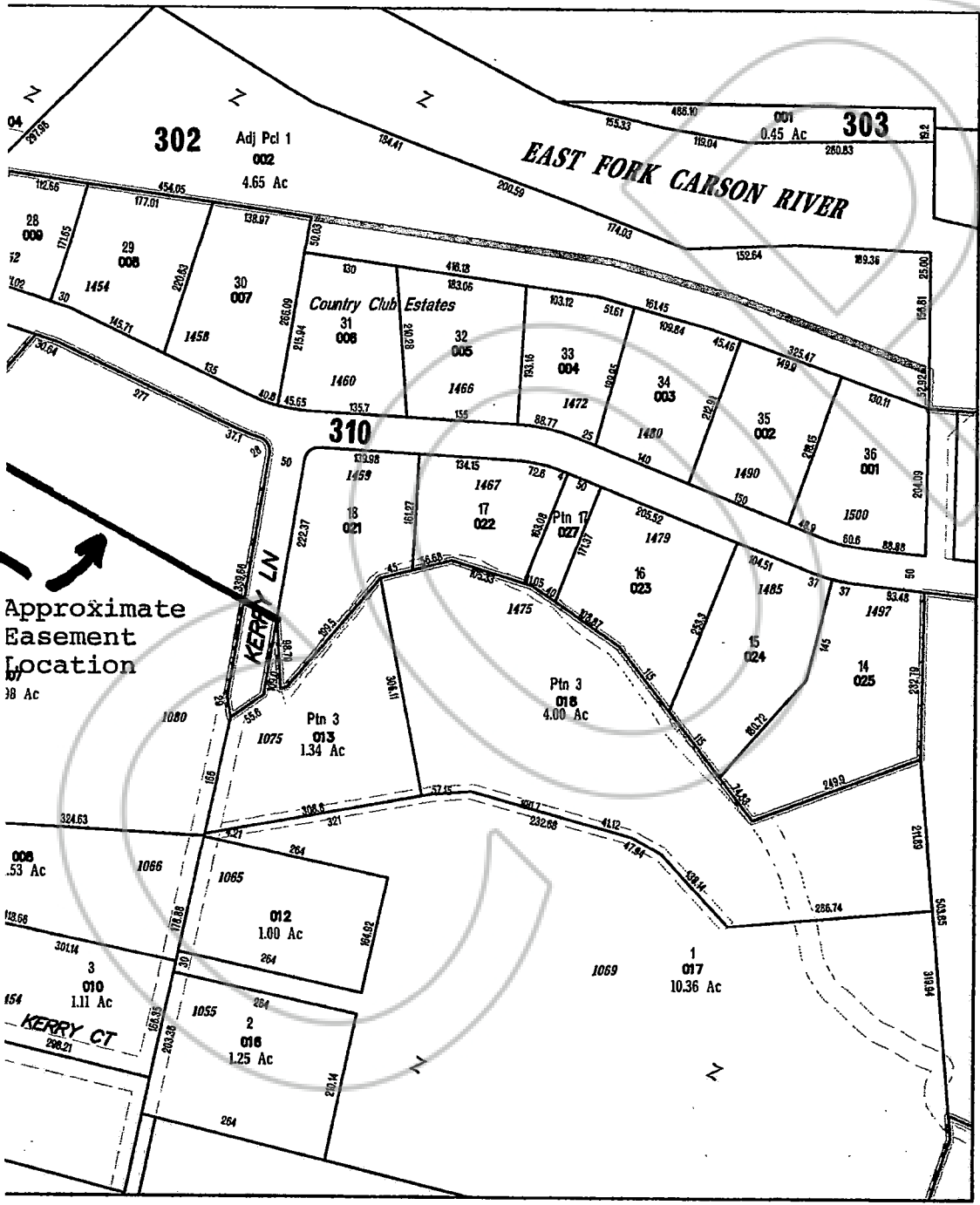


EXHIBIT B Owen Family Trust Permanent Irrigation Easement
DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

A portion of the South 1/2 of Section 10, Township 12 North, Range 20 East, M.D.B. & M., also being a portion of Parcel 3 of that Parcel Map for Dr. Carl Schmidt, recorded in Book 277, Page 949 as Document No. 07057, Records of Douglas County, State of Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 20, Country Club Estates, as shown per Document No. 43300, Records of Douglas County, State of Nevada: thence South $61^{\circ}20'51''$ East, 193.50 feet; thence North $40^{\circ}02'20''$ East, 172.28 feet, more or less, to a point on the Southerly right of way line of Glenwood Drive, 50.00 feet wide, measured at right angles; thence Easterly along said Southerly line South $73^{\circ}01'31''$ East, 30.64 feet; thence South $65^{\circ}31'18''$ East 277.43 feet to the beginning of a curve, concave to the Northeast and having a radius of 275.00 feet; thence Southeasterly along said curve, through a central angle of $7^{\circ}44'02''$, an arc distance of 37.12 feet to the beginning of a curve, concave to the Southwest and having a radius of 20.00 feet; thence Easterly and Southerly along said curve through a central angle of $82^{\circ}06'11''$, an arc distance of 28.66 feet to a point on the Westerly right of way line of Kerry Lane, 50.00 feet wide, measured at right angles; thence Southerly along said Westerly line South $8^{\circ}50'51''$ West, 339.66 feet; thence South $31^{\circ}26'09''$ East, 17.68 feet; thence North $68^{\circ}37'44''$ East, 44.63 feet to point on the Easterly line of said Kerry Lane; thence Northerly along said Easterly line North $8^{\circ}50'51''$ East, 100.00 feet; thence South $0^{\circ}52'00''$ West 93.35 feet, more or less to a point on the Southerly line of Lot 18 of the aforementioned Country Club Estates; thence Northerly and Easterly along said Southerly line North $68^{\circ}37'44''$ East, 20.29 feet; thence North $39^{\circ}58'01''$ East, 199.60 feet; thence leaving said Southerly line: South $12^{\circ}09'55''$ East, 306.92 feet to a point on the Southerly line of said Parcel 3, said point being named as "Point A" for the purpose of use later in this legal description; thence Westerly along said Southerly line South $79^{\circ}16'00''$ West, 309.04 feet; thence South $12^{\circ}53'26''$ West 0.14 feet to a point on the Southerly line of that certain parcel of land described in Document No. 28454 as recorded in Book 32, Pages 129 and 130, Records of Douglas County, State of Nevada; thence Westerly along said Southerly line North $87^{\circ}39'09''$ West 379.07 feet; thence North $68^{\circ}23'09''$ West, 360.00 feet; thence North $53^{\circ}34'09''$ West, 490.00 feet to a point on the Southeasterly line of that certain parcel of land described in Document No. 54500 as recorded in Book 381, Pages 1566 and 1567, Records of Douglas County, State of Nevada; thence Northerly and Westerly along the Northerly line of said parcel North $36^{\circ}52'47''$ East, 44.66 feet;

Continued next page.....

397820

BK 1096 PG 0231

thence North 35°00'13" West, 84.40 feet; thence North 21°27'06" West, 101.68 feet; thence North 34°00'00" West, 74.29 feet; thence North 74°26'38" West, 186.37 feet; thence South 61°10'15" West, 88.21 feet; thence South 39°20'22" West, 97.79 feet, more or less, to a point on the Westerly line of the parcel described in the aforementioned Document No. 28454; thence Northerly along said Westerly line North 14°25'00" West 142.97 feet, more or less, to a point on the Southerly right of way line of Glenwood Drive, 50.00 feet wide measured at right angles, as said road is shown on the map of said Country Club Estates; thence Easterly along said Southerly line North 84°21'14" East 336.77 feet to the Northwest corner of Lot 22 of said Country Club Estates; thence Southeasterly along the Southwesterly line of said Lot 22, South 38°35'21" East, 333.65 feet to the South westerly corner of said Lot 22, said point being on the Westerly boundary of Parcel 2 in that certain parcel of land described in Document No. 119972 as recorded in Book 785, Pages 856 and 857, Records of Douglas County, State of Nevada; thence Southeasterly, Northeasterly and Northwesterly along the boundary of said parcel South 11°44'29" West, 65.83 feet; thence South 44°14'44" East, 93.99 feet; thence South 4°51'03" East, 45.88 feet; thence South 45°13'10" East, 46.78 feet; thence South 82°31'28" East, 43.58 feet; thence North 41°57'20" East, 76.69 feet; thence North 36°12'45" East, 36.43 feet; thence North 25°33'48" East, 73.16 feet; thence North 76°19'59" West, 58.32 feet; thence North 60°09'41" West, 39.39 feet; thence North 41°24'09" West, 32.12 feet; thence North 24°54'45" West, 31.48 feet; thence North 8°25'58" West, 39.89 feet; thence North 16°50'31" East, 24.23 feet; thence North 85°32'21" West, 34.98 feet; more or less, to the Southeasterly corner of said Lot 22; thence Northeasterly along the Southerly line of said Country Club Estates, North 41°34'39" East, 60.50 feet; thence North 64°51'39" East, 121.30 feet; thence South 72°41'27" East, 271.97 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM that portion of said land granted to Deborah K. Hahn by Deed recorded September 25, 1985 in Book 985, Page 2824 as Document No. 124324 of Official Records.

(Affects a portion of Assessor's Parcel No. 27-243-06)

FURTHER EXCEPTING THEREFROM that portion of said land granted to Deborah K. Hahn by Deed recorded December 2, 1987 in Book 1287, Page 255 as Document No. 167708 of Official Records.

(Affects a portion of Assessor's Parcel No. 27-243-06)

397820

BK 1096 PGO 232

EXHIBIT C Owen Family Trust Permanent Irrigation Easement

LEGAL DESCRIPTION

A portion of the Southwest 1/4 of Section 10, Township 12 North, Range 20 East, M.D.B. & M., said parcel also being a portion of Parcel 2 as said parcel is described in deed recorded as Document No. 119972, records of Douglas County, State of Nevada, being more particularly described as follows:

Beginning at the Southeasterly corner of Lot 20 of Country Club Estates, shown in Book 51, Page 377 of Official Records of said County; thence S. 25° 09' 18" E., 124.74 feet; thence S. 34° 57' 39" W., 125.72 feet; thence N. 78° 07' 30" W., 236.62 feet, to a point, said point being on the Easterly boundary line of Parcel 2 of that certain parcel of land described in Document No. 119972, as recorded in Book 785, Pages 856 and 857, Official Records of said County; thence Westerly and Northerly along said Easterly boundary, N. 76° 19' 59" W., 58.32 feet; thence N. 60° 09' 41" W., 39.39 feet; thence N. 41° 24' 09" W., 32.12 feet; thence N. 24° 54' 45" W., 31.48 feet; thence N. 8° 25' 58" W., 39.89 feet; thence N. 16° 50' 31" E., 24.23 feet; thence N. 85° 32' 21" W., 34.98 feet to the Southwesterly corner of Lot 21 of said Country Club Estates; thence Northerly and Easterly along the Southeasterly line of said Lot 21, N. 41° 34' 39" E., 60.50 feet; thence N. 64° 51' 39" E., 121.30 feet to the Southwesterly corner of Lot 20 of said Country Club Estates; thence continuing N. 64° 51' 39" E., 66.29 feet; thence S. 61° 20' 51" E., 227.50 feet to the POINT OF BEGINNING.

Said Parcel Contains 2.174 acres, more or less.

ASSESSORS PARCEL NO. 27-243-06.