

APN: 1220-20-002-005

Mail tax statements to:
Bently Family, LLC
1597 Esmeralda Avenue
Minden, NV 89423

When Recorded, Mail to:
Bently Family, LLC
1597 Esmeralda Avenue
Minden, NV 89423

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

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

WATER LINE EASEMENT DEED

THIS INDENTURE is made this 22nd day of March, 2018, by and between BENTLY FAMILY, LLC, a Nevada limited liability company, f/k/a Bently Family Limited Partnership, a Nevada limited partnership (hereinafter referred to as "GRANTOR"), and BENTLY FAMILY LLC, a Nevada limited liability company, (hereinafter referred to as "GRANTEE").

WITNESSETH:

THAT IN AND FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell, convey, transfer and deliver unto the GRANTEE and its successors and assigns, a perpetual water line easement across, on, under, over and through GRANTOR'S real property commonly referred to as 660 Anderson Ranch Road, Douglas County, Nevada, and Douglas County, Nevada Assessor's Parcel # 1220-20-002-005 to access, utilize, construct, maintain, repair and replace a water line and related improvements for the benefit, and at the sole cost and expense, of GRANTEE and its benefitted real properties commonly identified as Douglas County, Nevada

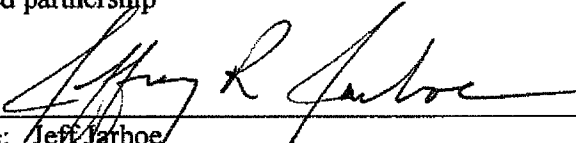
Assessor's Parcel # 1220-20-002-004, # 1220-20-002-006 and # 1220-20-002-008, which said Easement is as more particularly described and depicted as set forth in **Exhibit "A"**, attached hereto and incorporated by reference ("Easement Area").

GRANTOR covenants for the benefit of GRANTEE and its successors and assigns, that no building, structure, or other real property improvements will be constructed on, under, over or through the Easement Area without the prior written consent of GRANTEE, which shall not be unreasonably withheld. Such structures include, but are not limited to, drainage, facilities, trees, fencing, buildings and walls. 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, and all federal, state and local laws and regulations, unless otherwise first agreed to in writing by GRANTEE. GRANTEE shall be under no obligation to maintain, restore or repair any landscaping and improvements that may be damaged by the water line and its maintenance, repairs and improvements within the Easement Area, unless as a result of the gross negligence of GRANTEE. All rights and obligations granted by this Easement shall run with the land and shall be binding upon GRANTOR, its successors, agents and assignees forever. This Easement, including any Exhibits incorporated herein by reference, sets forth all (and is intended by the parties to be an integration of all) of the representations, promises, agreements, and understandings among the parties hereto with respect to the rights, privileges and obligations of the parties. There are no draft representations, promises, agreements, or understandings, oral or written, express or implied, among the parties other than as set forth or incorporated herein.

IN WITNESS WHEREOF, the GRANTOR has executed these presents the day and year first above written.

GRANTOR:

BENTLY FAMILY, LLC
A Nevada limited liability company, f/k/a
Bently Family Limited Partnership, a Nevada
limited partnership


By: 
Name: Jeff Jarboe
Title: Chief Financial Officer

State of NEVADA)
): ss.
County of DOUGLAS)

On March 22nd, 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.


Notary Public

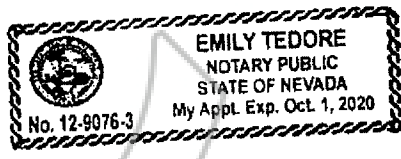


EXHIBIT "A"

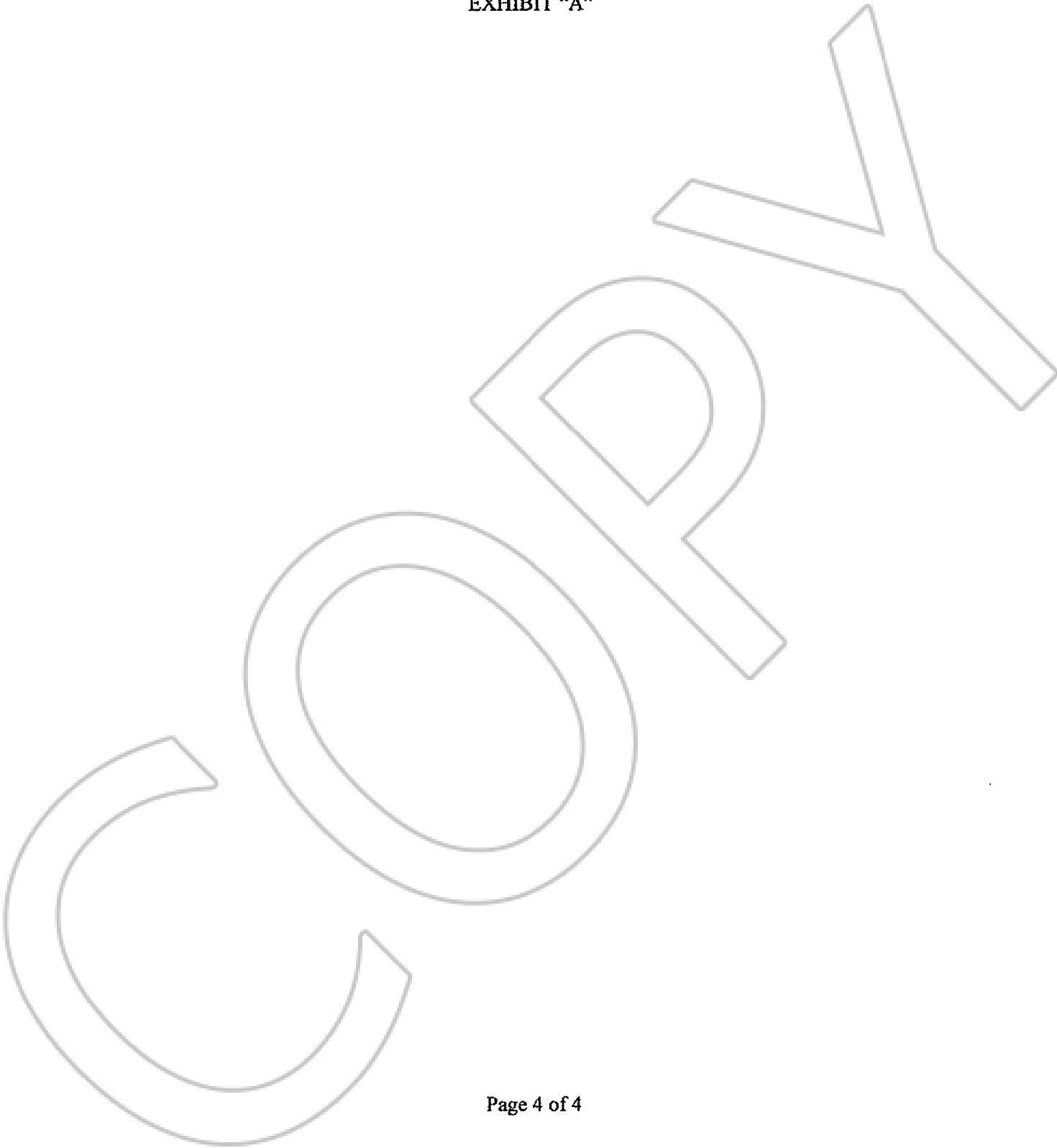


EXHIBIT "A"
WATER LINE EASEMENT
BENTLY FAMILY LTD PARTNERSHIP
APN 1220-20-002-005

A portion of the South One-Half of Section 20, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada, being a 10 foot wide easement for water line purposes, being more particularly described as follows:

BEGINNING at the Northeast corner of Parcel A as shown on Record of Survey To Support A Boundary Line Adjustment for Donald E. Bently, filed for record December 11, 1995, as Document No. 376661, of the Douglas County Recorder's Office, which point bears North 59°09'09" East, 3,957.85 feet from the Southwest corner of said Section 20.

Thence along the Easterly and Southerly boundary line of said Parcel A the following fourteen courses:

- 1) South 05°20'09" West, a distance of 152.93 feet;
- 2) South 10°25'50" West, a distance of 440.39 feet;
- 3) South 59°12'56" West, a distance of 167.54 feet;
- 4) South 52°32'37" West, a distance of 333.61 feet;
- 5) South 45°55'50" West, a distance of 111.38 feet;
- 6) South 27°36'50" West, a distance of 68.67 feet;
- 7) South 42°37'31" West, a distance of 89.88 feet;
- 8) South 62°40'34" West, a distance of 51.97 feet;
- 9) South 36°11'56" West, a distance of 29.46 feet;
- 10) Thence 217.57 feet along the arc of a curve to the left having a central angle of 8°43'35", a radius of 1,428.54 feet, and a chord which bears South 31°50'08" West, 217.36 feet;
- 11) South 88°33'11" West, a distance of 10.38 feet;
- 12) North 01°11'29" West, a distance of 102.15 feet;
- 13) North 03°34'02" West, a distance of 105.90 feet;
- 14) North 89°56'12" West, a distance of 20.44 feet;

Thence the following fifteen courses:

- 1) North 22°23'04" West, a distance of 10.82 feet;
- 2) South 89°56'12" East, a distance of 33.95 feet;
- 3) South 03°34'02" East, a distance of 115.49 feet;
- 4) South 01°11'29" East, a distance of 82.38 feet;
- 5) Thence 201.79 feet along the arc of a curve to the right having a central angle of 8°02'13" a radius of 1,438.54 feet, and a chord which bears North 32°10'49" East, 201.62 feet;
- 6) North 36°11'56" East, a distance of 31.81 feet;
- 7) North 62°40'34" East, a distance of 52.56 feet;
- 8) North 42°37'31" East, a distance of 86.80 feet;
- 9) North 27°36'50" East, a distance of 68.97 feet;
- 10) North 45°55'50" East, a distance of 113.57 feet;
- 11) North 52°32'37" East, a distance of 334.77 feet;

- 12) North 59°12'56" East, a distance of 163.59 feet;
- 13) North 10°25'50" East, a distance of 435.41 feet;
- 14) North 05°20'09" East, a distance of 152.45 feet;
- 15) South 84°51'42" East, a distance of 10.00 feet;

Containing 18,930 square feet, more or less.

Together with:

A portion of the South One-Half of Section 20, Township 12 North, Range 20 East, M.D.M., Douglas County, Nevada, being a 20 foot wide easement for water line purposes, being more particularly described as follows:

BEGINNING at the Northeast corner of Parcel A as shown on Record of Survey To Support A Boundary Line Adjustment for Donald E. Bently, filed for record December 11, 1995, as Document No. 376661, of the Douglas County Recorder's Office, which point bears North 56°26'04" East, 2701.63 feet from the Southwest corner of said Section 20.

Thence North 89°54'17" East, a distance of 1,046.66 feet to a point on the westerly line of the above described 10 foot easement;

Thence along said westerly 10 foot easement line South 10°25'50" West, a distance of 20.34 feet;

Thence South 89°54'17" West, a distance of 1,016.22 feet;

Thence South 22°23'04" East, a distance of 584.66 to a point on the Southerly boundary line of said Parcel A;

Thence along said Southerly boundary line, North 89°56'12" West, a distance of 20.28 feet;

Thence continuing along said Southerly line, North 00°03'48" E East, a distance of 25.00 feet;

Thence continuing along said Southerly line, North 89°56'12" West, a distance of 11.69 feet;

Thence North 22°23'04" West, a distance of 571.08 feet to a point on the Westerly boundary line of said Parcel A;

Thence along said Westerly boundary line, North 00°05'44" East, a distance of 7.48 feet, to the POINT OF BEGINNING.

Containing 32,394 square feet, more or less.

Basis of Bearing: The West boundary line of Parcel A, as shown on Record of Survey To Support A Boundary Line Adjustment for Donald E. Bently, filed for record December 11, 1995, Official Records of Douglas County, as Document No. 376661. (N. 00°05'44" E.)

Prepared by:

Bruce R. Scott, Nevada PLS No. 3579

Resource Concepts, Inc.

340 N. Minnesota St.

Carson City, NV 89703, (775) 883-1600

Date: March 7, 2018

Job No.: 17-256.1

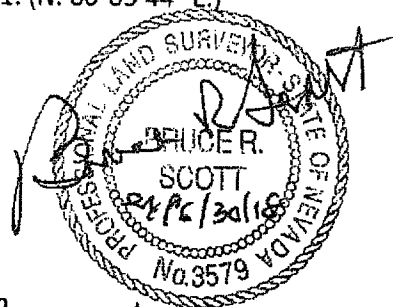


EXHIBIT "A"

10' WATER LINE EASEMENT
AREA: 18,930± S.F.

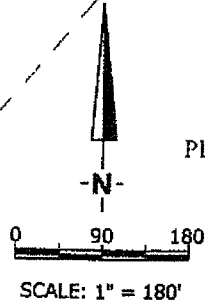
1220-20-002-009
BELEW, JOHN F JR
& CAROL R

1220-20-002-011
PLUMMER TRUST

1220-20-002-010
BUSTO FAMILY TRUST 2016

REFERENCE DOCUMENT

RECORD OF SURVEY TO SUPPORT A BOUNDARY
LINE ADJUSTMENT FOR DONALD E. BENTLY, FILED
FOR RECORD DECEMBER 11, 1995, OFFICIAL
RECORDS OF DOUGLAS COUNTY, NEVADA, AS
DOCUMENT NO. 376661.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 05°20'09" E	152.93'
L2	N 10°25'50" E	440.39'
L3	N 59°12'56" E	167.54'
L4	N 52°32'37" E	333.61'
L5	N 45°55'50" E	111.38'
L6	N 27°36'50" E	68.67'
L7	N 42°37'31" E	89.88'
L8	N 62°40'34" E	51.97'
L9	N 36°11'56" E	29.46'
L10	N 88°33'11" E	10.38'
L11	N 01°11'29" W	102.15'
L12	N 03°34'02" W	105.90'
L13	N 89°56'12" W	20.44'

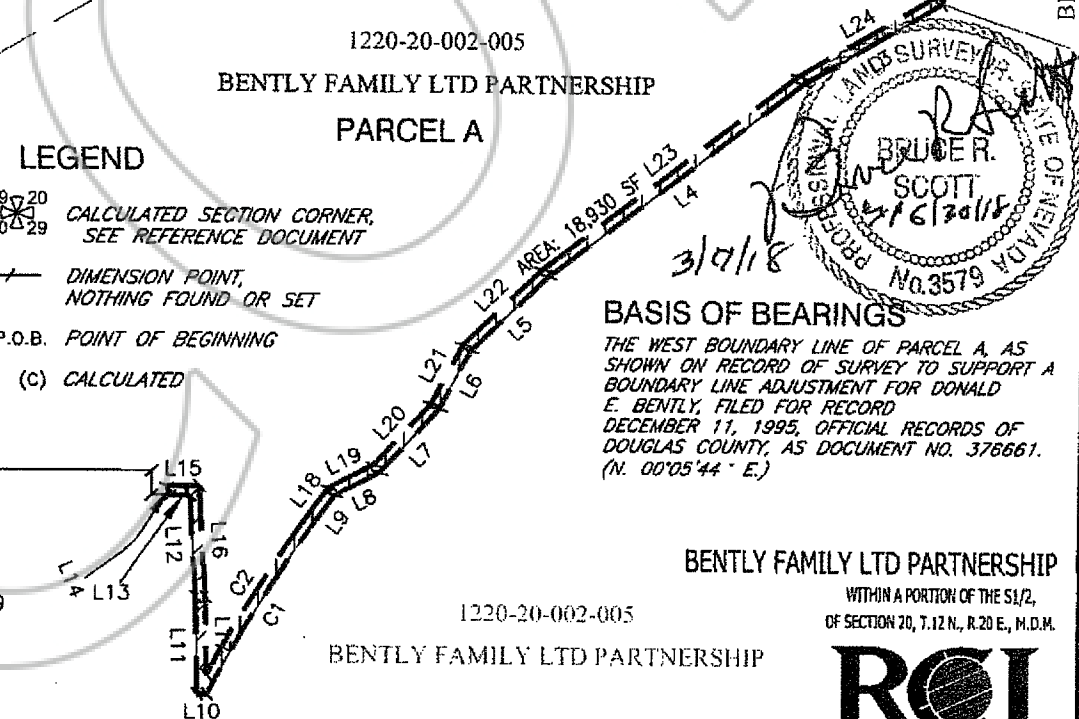
L14	N 22°23'04" W	10.82'
L15	N 89°56'12" W	33.95'
L16	N 03°34'02" W	115.49'
L17	N 01°11'29" W	82.38'
L18	N 36°11'56" E	31.81'
L19	N 62°40'34" E	52.56'
L20	N 42°37'31" E	86.80'
L21	N 27°36'50" E	68.97'
L22	N 45°55'50" E	113.57'
L23	N 52°32'37" E	334.77'
L24	N 59°12'56" E	163.59'
L25	N 10°25'50" E	435.41'
L26	N 05°20'09" E	152.45'
L27	N 84°51'42" W	10.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	217.57'	1428.54'	8°43'35"	N 31°50'08" E	217.36'
C2	201.79'	1438.54'	8°02'13"	N 32°10'49" E	201.62'

LEGEND

- CALCULATED SECTION CORNER,
SEE REFERENCE DOCUMENT
- DIMENSION POINT,
NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- (c) CALCULATED



BASIS OF BEARINGS

THE WEST BOUNDARY LINE OF PARCEL A, AS
SHOWN ON RECORD OF SURVEY TO SUPPORT A
BOUNDARY LINE ADJUSTMENT FOR DONALD
E. BENTLY, FILED FOR RECORD
DECEMBER 11, 1995, OFFICIAL RECORDS OF
DOUGLAS COUNTY, AS DOCUMENT NO. 376661.
(N. 00°05'44" E.)

50' ROAD EASEMENT
PER DOC. NO. 371959

DATE: 3/7/2018
JOB NO: 17-256.1

BENTLY FAMILY LTD PARTNERSHIP
WITHIN A PORTION OF THE S1/2,
OF SECTION 20, T.12N., R.20E., M.D.M.



EXHIBIT "A"

20' WATER LINE EASEMENT
AREA: 32,394± S.F.

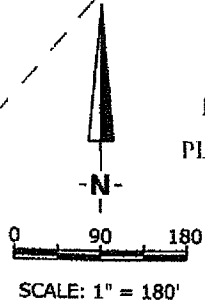
1220-20-002-009

BELEW, JOHN F JR
& CAROL R

1220-20-002-011
PLUMMER TRUST

1220-20-002-010

BUSTO FAMILY TRUST 2016



REFERENCE DOCUMENT

RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR DONALD E. BENTLY, FILED FOR RECORD DECEMBER 11, 1995, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 376661.

BASIS OF BEARINGS

THE WEST BOUNDARY LINE OF PARCEL A, AS SHOWN ON RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR DONALD E. BENTLY, FILED FOR RECORD DECEMBER 11, 1995, OFFICIAL RECORDS OF DOUGLAS COUNTY, AS DOCUMENT NO. 376661. (N. 00°05'44" E.)

LEGEND

- CALCULATED SECTION CORNER, SEE REFERENCE DOCUMENT
- DIMENSION POINT, NOTHING FOUND OR SET
- P.O.B. POINT OF BEGINNING
- (C) CALCULATED

1220-20-002-004
BENTLY FAMILY LTD PARTNERSHIP

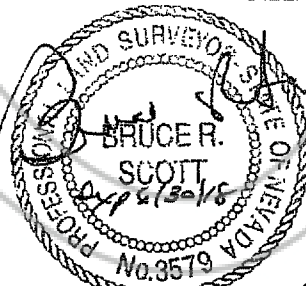
1220-20-002-008
BENTLY FAMILY LTD PARTNERSHIP

1220-20-002-005

BENTLY FAMILY LTD PARTNERSHIP

L28
AREA: 32,394 SF L30

PARCEL A



LINE TABLE

LINE	BEARING	DISTANCE
L28	N 89°54'17" E	1046.66'
L29	N 10°25'50" E	20.34'
L30	N 89°54'17" E	1016.22'
L31	N 22°23'04" W	584.66'
L32	N 89°56'12" W	20.28'
L33	N 00°03'48" E	25.00'
L34	N 89°56'12" W	11.69'
L35	N 22°23'04" W	571.08'
L36	N 00°05'44" E	7.48'

P.O.B.

N 56°26'04"
E 2701.63'
(C)

10'

50' ROAD EASEMENT
PER DOC. NO. 371959

BENTLY FAMILY LTD PARTNERSHIP

WITHIN A PORTION OF THE S1/2,
OF SECTION 20, T.12 N., R.20 E., M.D.M.

1220-20-002-005

BENTLY FAMILY LTD PARTNERSHIP



DATE: 3/7/2018
JOB NO: 17-256.1