

APN: 1220-23-000-016
APN: 1220-23-000-004 and
APN: 1220-23-000-017

Recording request by and when
Recorded return to:
John Galvin, Esq.
McDonald Carano LLP
100 West Liberty Street
Tenth Floor
Reno, NV 89501

ACCESS EASEMENT

THIS ACCESS EASEMENT is entered into March 19, 2018, by and between SETTELMEYER RANCHES, INC., a Nevada Corporation and LAURA SCARSELLI-HENDRIX and LOGAN BASS, and to their successors and assigns, hereafter "Grantors", and LAURA SCARSELLI-HENDRIX and LOGAN BASS, CO-TRUSTEES OF THE CSB0650 TRUST DATE MARCH 14, 2016 (and to their successors and assigns), "Grantee",

WITNESSETH:

WHEREAS, Grantor Settelmeier Ranches, Inc., a Nevada Corporation, is the owner of certain real property situate in the County of Douglas, State of Nevada, commonly identified as Assessor's Parcel No. 1220-23-000-016 (fka APN 1220-23-000-003) and Grantor Laura Scarselli-Hendrix and Logan Bass, Co-Trustees of the CSB0650 Trust dated March 14, 2016, is the owner of certain real property situated in the County of Douglas, State of Nevada, commonly identified as Assessor's Parcel No. 1220-23-000-004;

WHEREAS, Grantee Laura Scarselli-Hendrix and Logan Bass, Co-Trustees of the CSB0650 Trust dated March 14, 2016, is the owner of certain real properties situate in the County of Douglas, State of Nevada, being Assessor's Parcel No. 1220-23-000-004 and Assessor's Parcel No. 1220-23-000-017; and

WHEREAS, a portion of the land hereinafter identified in this Access Easement lies within the boundaries of Grantor Settelmeier Ranches, Inc.'s, real property being Assessor's Parcel No. 1220-23-000-016; and, a portion of the land hereinafter identified in this Access Easement lies within the boundaries of Grantor Laura Scarselli-Hendrix and Logan Bass, Co-Trustees of the CSB0650 Trust dated March 14, 2016's real property being Assessor's Parcel

No. 1220-23-000-004; and, this Access Easement will provide access to Grantee's real properties being Assessor's Parcel Nos. 1220-23-000-004 and 1220-23-000-017;

WHEREAS, the Grantors are desirous of formalizing Grantee's ingress and egress across Grantors' properties for access to Grantee's properties and insuring that continued access; and

WHEREAS, the Grantee is also desirous of formalizing Grantee's ingress and egress across Grantors' subject real properties;

NOW, THEREFORE, the parties hereto, for valuable consideration, the receipt of which is hereby acknowledged, do hereby agree as follows:

(1) That the parties do hereby establish a non-exclusive easement for ingress and egress and incidental purposes, of all that real property located on Douglas County Assessor's Parcel Nos. 1220-23-000-016 and 1220-23-000-004, Douglas County, Nevada, Official Records, as more fully described in Exhibit "A" being the "Legal Description of Access Easement for APN 1220-23-000-017," along with Exhibit "B", being the "Survey Map" thereof, as prepared and described by Registered Land Surveyor-State of Nevada, No. 3090, Wyatt J. Owens.

(2) That said non-exclusive easement shall not be built upon and shall be kept open and unobstructed for the benefit of, and may be used in common by, all respective owners and occupants, present and future, of the respective premises above described, and any buildings erected thereon, for ingress and egress to and from said lands and buildings; said road shall be maintained in common by all respective owners, present and future, of the said lands; and the easement created hereby shall run with and become and be appurtenant to the respective premises above described.

(3) Grantee understands and agrees that this easement is solely for the benefit of the existing two legal parcels and the structures that may be legally constructed on two legal parcels.

(4) This easement is not granted for commercial purposes.

(5) That the parties hereto do further agree that the covenants herein contained shall be binding upon the parties hereto and their successors, heirs and assigns forever.

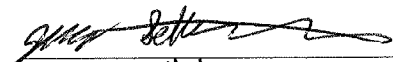
This Access Easement contains the entire understanding between Grantors and Grantee and supersedes any prior oral or written agreements and understandings between them. This Access Easement Agreement specifically supersedes any known or unknown access agreements that came before the execution hereof. This Access Easement may be modified only in writing signed by the parties hereto or their successors or assigns.

[FOR INFORMATIONAL PURPOSES ONLY: The parties hereto previously entered into an Access Easement recorded as Document No. 25961, recorded at Page 2968, Book 112, Official Records of Douglas County Recorder, Douglas County, Nevada, on January 18, 2012, now referred to as the Abandonment Access Easement. The parties will record an Abandonment of Access Easement after the recording of this new Access Easement.]

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first above written.


Grantor:

Settlemeyer Ranches, Inc.,
A Nevada corporation:

By: 
Print: James Settlemeyer
Its: Settlemeyer Ranches Inc.

Grantor:

THE CSB0650 TRUST DATED MARCH 14, 2016:

By: 
LAURA SCARSELLI-HENDRIX,
Co-Trustee

By: 
LOGAN BASS, Co-Trustee

Grantee:

THE CSB0650 TRUST DATED MARCH 14, 2016:

By: 
LAURA SCARSELLI-HENDRIX,
Co-Trustee

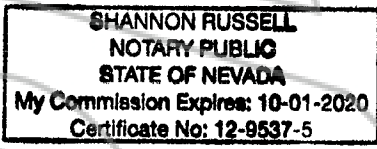
By: 
LOGAN BASS, Co-Trustee

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

On the 19 day of March, 2018, before me, personally appeared James Settelmeyer an authorized agent of SETTELMEYER RANCHES, INC., a Nevada Corporation, who proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Shannon Russell
NOTARY PUBLIC



STATE OF _____)
)
COUNTY OF _____) : ss.

On the 24th day of FEB, 2018, before me, personally appeared LAURA SCARSELLI-HENDRIX, who proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Baerbel A. Brown
NOTARY PUBLIC



STATE OF Oregon)
)
COUNTY OF Deschutes) : ss.

On the 19 day of February 2018, before me, personally appeared LOGAN BASS, who proved to me on the basis of satisfactory evidence to be the person whose names are subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of ~~Nevada~~ ^{Oregon} that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Suzanne Celaschi
NOTARY PUBLIC

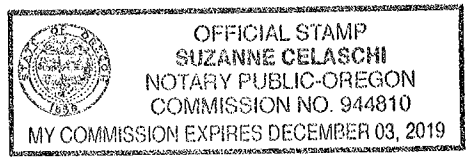
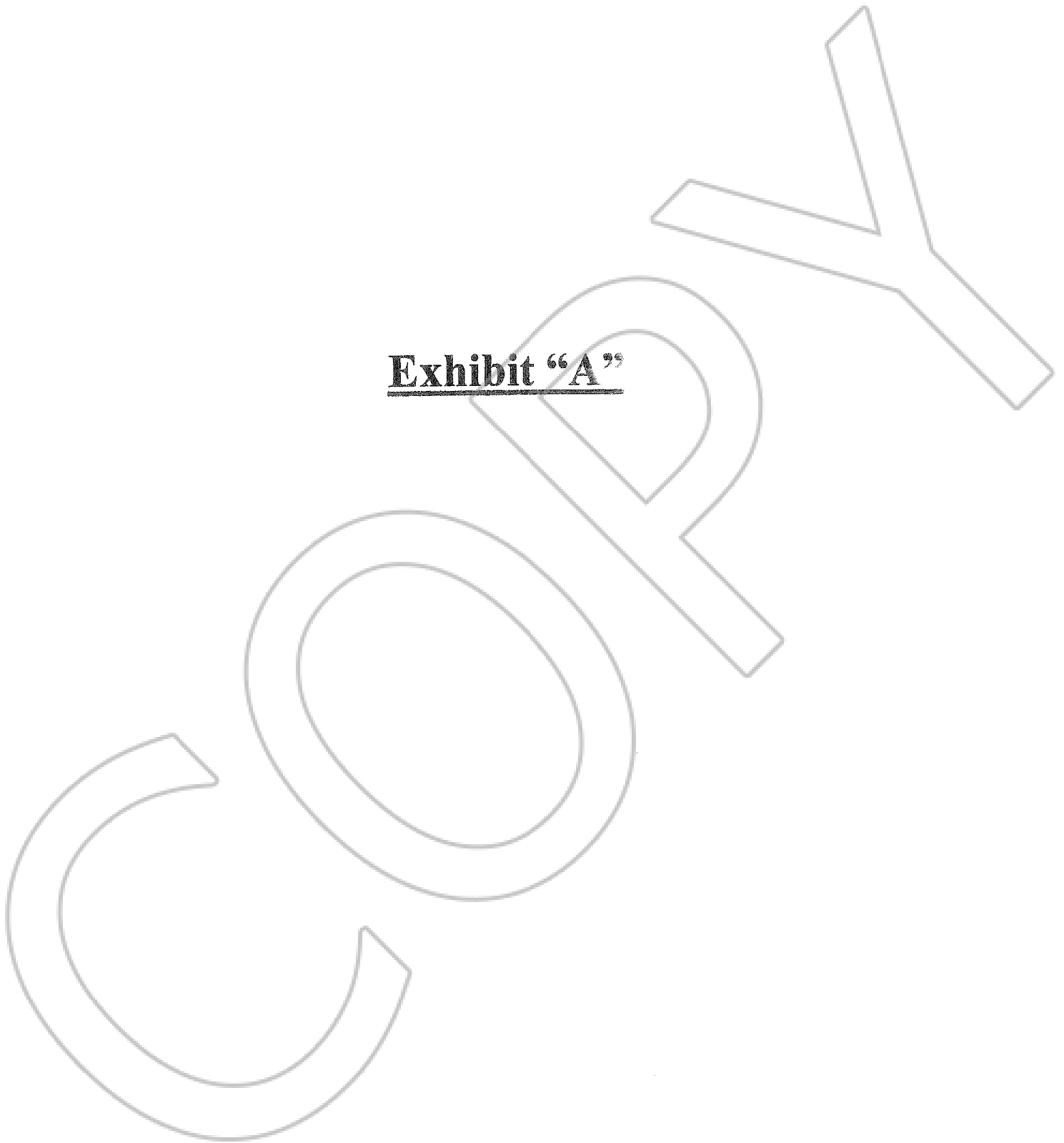


Exhibit "A"



DESCRIPTION OF ACCESS EASEMENT FOR APN 1220-23-000-017

A strip of land within the NE 1/4 of Section 23, T. 12 N., R. 20 E., M. D. B. & M. and more particularly described as follows:

Commencing at a 2 inch iron pipe marking the Northeasterly corner of APN 1220-23-000-017 and being the TRUE POINT OF BEGINNING: thence N19°25' 00"W along the Easterly property line of said APN a distance of 320.18 feet; thence N10°03' 19"W a distance of 96.85 feet; thence N34°43' 33"W a distance of 54.93 feet; thence N54°12' 17"E a distance of 218.33 feet; thence N56°02' 20"E a distance of 207.04 feet to the Westerly right-of-way line of U. S. Highway 395; thence S21°07'48"E along said right-of-way line a distance of 22.56 feet ; thence S56°02' 20"W a distance of 201.68 feet; thence S54°12' 17"W a distance of 196.38 feet; thence S34°43' 33"E a distance of 33.34 feet; thence S07°43' 31"E a distance of 103.50 feet; thence S19°25' 00"E a distance of 338.75 feet; thence S79°02' 00"W a distance of 231.47 feet; thence N26°18' 00"W a distance of 16.59 feet; thence N79°02' 00"E a distance of 217.30 feet to the TRUE POINT OF BEGINNING.

The basis of bearings for this description are two 2 inch pipes found on the Easterly property line of APN 1220-23-000-017, along a fence line as per deed, Document No.107036. Said line bears S19°25' 00"E.

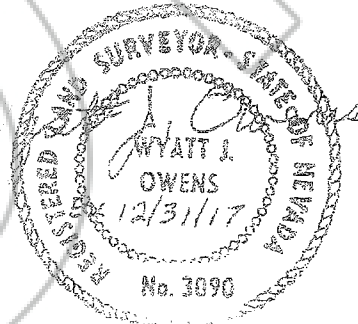
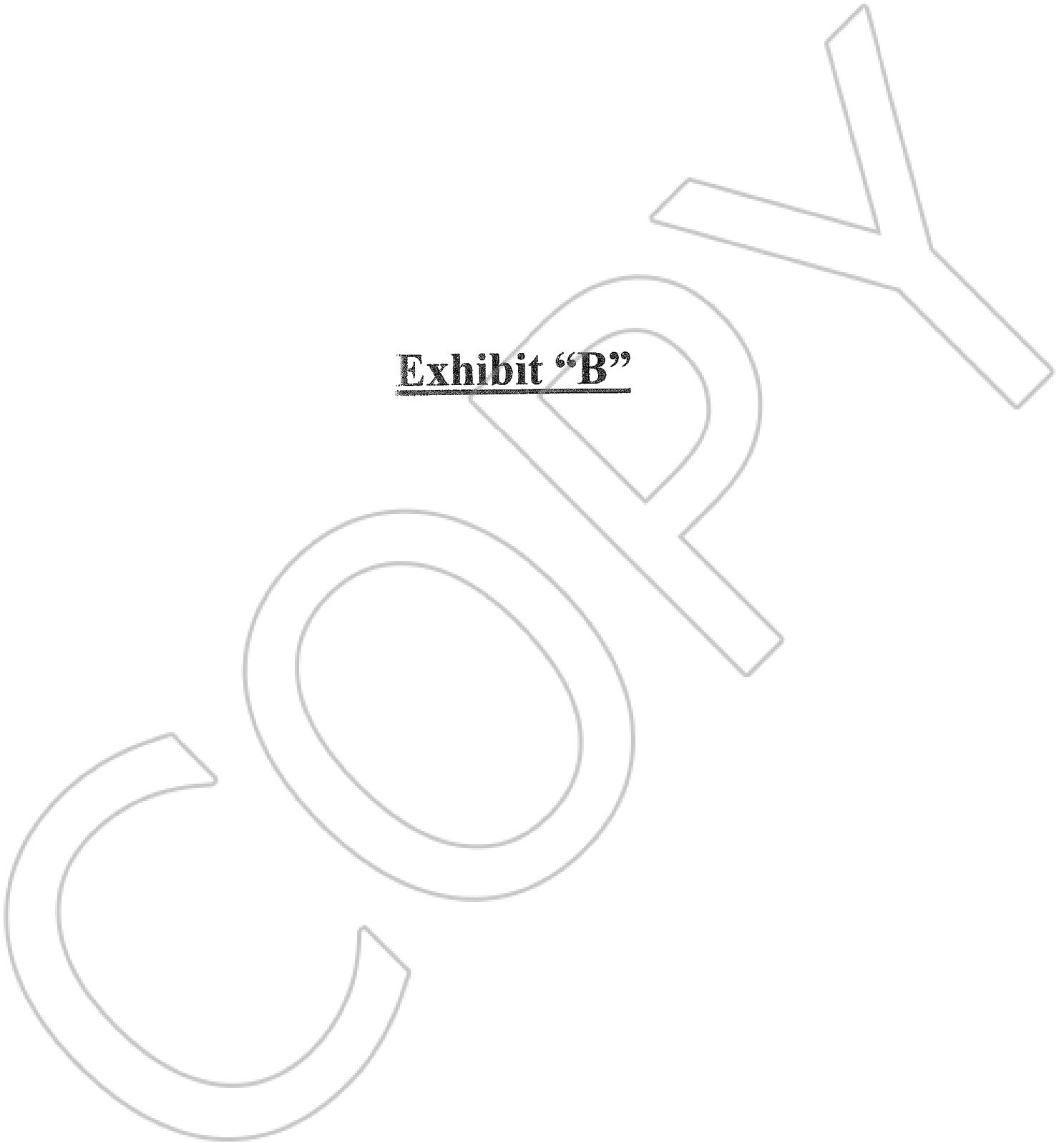
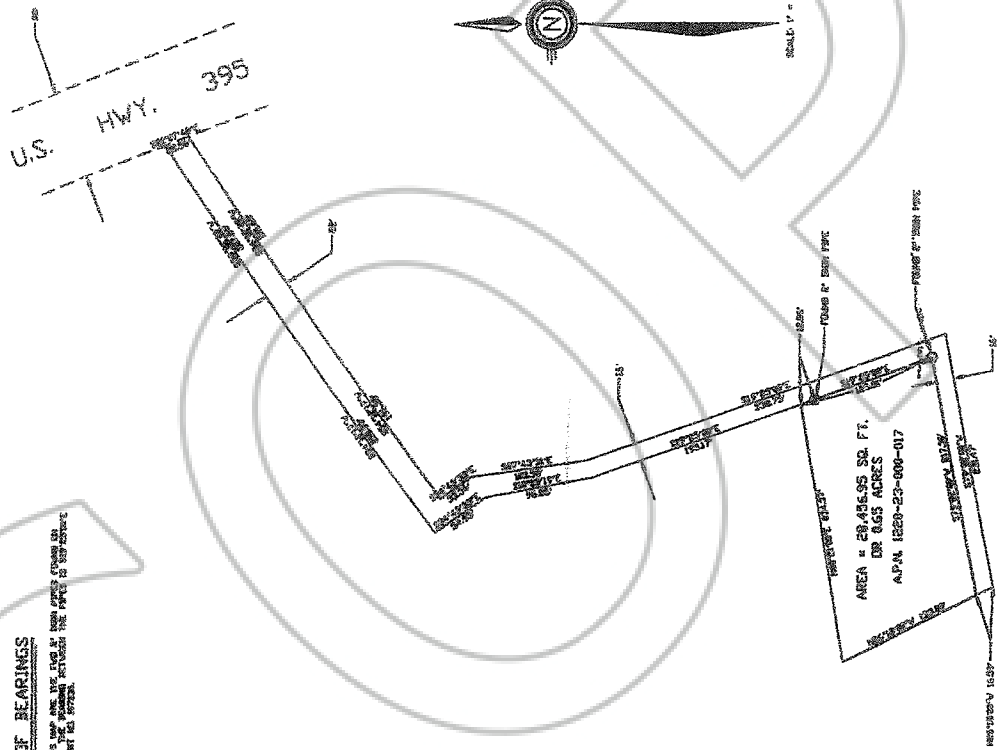


Exhibit "B"



BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS MAP ARE THE MEASUREMENTS MADE BY THE SURVEYOR FROM THE POINT OF BEGINNING TO THE POINTS OF BEGINNING AS INDICATED BY THE BEARING AND DISTANCE.



SURVEYOR'S CERTIFICATE

1. I HAVE A TRUE AND CORRECT RECORD OF THE RESULTS OF A SURVEY MADE FOR THE PURPOSES OF THIS MAP, AND I HAVE BEEN ASSISTED BY THE NECESSARY INSTRUMENTS.
2. THE WORK WAS COMPLETED ON FEBRUARY 10, 2017.
3. THIS PLAN COMPLIES WITH THE APPLICABLE STATE STATUTES RELATIVE TO THE RECORDING OF SURVEY MAPS, AND I HAVE BEEN ADVISED BY THE NECESSARY INSTRUMENTS THAT THE WORK WAS COMPLETED IN ACCORDANCE WITH THE APPLICABLE STATE STATUTES.
4. THE INFORMATION INDICATED ON THIS MAP WAS OBTAINED FROM THE RECORDS OF THE COUNTY CLERK, AND I HAVE BEEN ADVISED BY THE NECESSARY INSTRUMENTS THAT THE INFORMATION IS TRUE AND CORRECT.

John J. [Signature]
SURVEYOR
10101 EAST WASHINGTON AVENUE, SUITE 100
DENVER, COLORADO 80231



RECORDER'S CERTIFICATE

THIS MAP WAS RECORDED BY ME, THE RECORDER, ON FEBRUARY 10, 2017, AT THE OFFICE OF THE COUNTY CLERK, CLACK COUNTY, NEVADA, AND I HAVE BEEN ADVISED BY THE NECESSARY INSTRUMENTS THAT THE INFORMATION IS TRUE AND CORRECT.

Christine [Signature]
RECORDER

BOOK 1 OF 1

RECORD OF SURVEY MAP
SHOWING THE ACCESS EASEMENT
FOR APN 1220-23-000-017
WITHIN THE NE 1/4 OF SECTION 23,
T. 12 N., R. 20 E., M.D.B. & M.
DOUGLAS COUNTY, NEVADA

2017-02-10 11:30 AM

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