

APN:1219-15-002-050
(formerly known as APN 1219-15-002-030)

After Recording, Mail to:

Wilfred L. Jones
18319 Pepper Street
Castro Valley, CA 94546

Mail Tax Statements to:

Same as above



KAREN ELLISON, RECORDER

The undersigned affirms that this document does not contain the social security number of any person. (NRS 239B.030).

CORRECTED EASEMENT DEED

THIS INDENTURE IS MADE THIS 19th day of April, 2018 by WILFRED L. JONES a married man, as his sole and separate property, GRANTOR and MARGARET BIGGS, a married woman, as her sole and separate property, GRANTEE of the Exclusive Private Roadway Easement, and Douglas County, a political subdivision of the State of Nevada, as GRANTEE of the Public Utility Easement.

WITNESSETH:

GRANTOR is the owner of land located at 345 Jones Lane, County of Douglas, State of Nevada, and further described in Exhibit 1.

Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does grant, bargain, sell, and convey to GRANTEE, an exclusive private roadway easement and public utility easement, under, through, over and across and appurtenant to GRANTOR'S property above-described as set forth in Exhibit 2 attached hereto.

To have and to hold said rights, together with the appurtenances, unto the said

EXHIBIT 1

(DESCRIPTION OF ADJUSTED PARCEL 3)

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 the Southeast one-quarter (SE) of Section 15, Township 12 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the center 1/4 corner of said Section 15 as shown on the Parcel Map for Eva Hearold recorded December 28, 1982 in the Recorder's office, Douglas County, Nevada as Document No. 74308 as shown on the Parcel Map for Margaret J. Biggs and Wilfred L. Jones recorded September 19, 1985 in said Recorder's office as Document No. 124005, a found 1/2" iron pipe, RE 446;

thence along the north line of the Northwest one-quarter of the Southeast one-quarter of said Section 15; South 89°45'44" East, 572.14 feet to the northwest corner of Parcel 3 as shown on said Document No. 124005, a found 5/8" rebar with plastic cap, RLS 3922;

thence along the west line of said Parcel 3, South 00°12'27" West, 719.21 feet to the POINT OF BEGINNING;

thence South 89°45'44" East, 751.91 feet to a point on the east line of said Parcel 3;

thence along said east line of Parcel 3, South 00°09'15" West, 849.63 feet to the southeast corner of said Parcel 3;

thence along the southerly line of said Parcel 3 the following five courses;

South 77°10'31" West, 155.16 feet;

South 70°47'39" West, 231.55 feet;

South 65°42'52" West, 217.93 feet;

South 89°52'04" West, 174.31 feet;

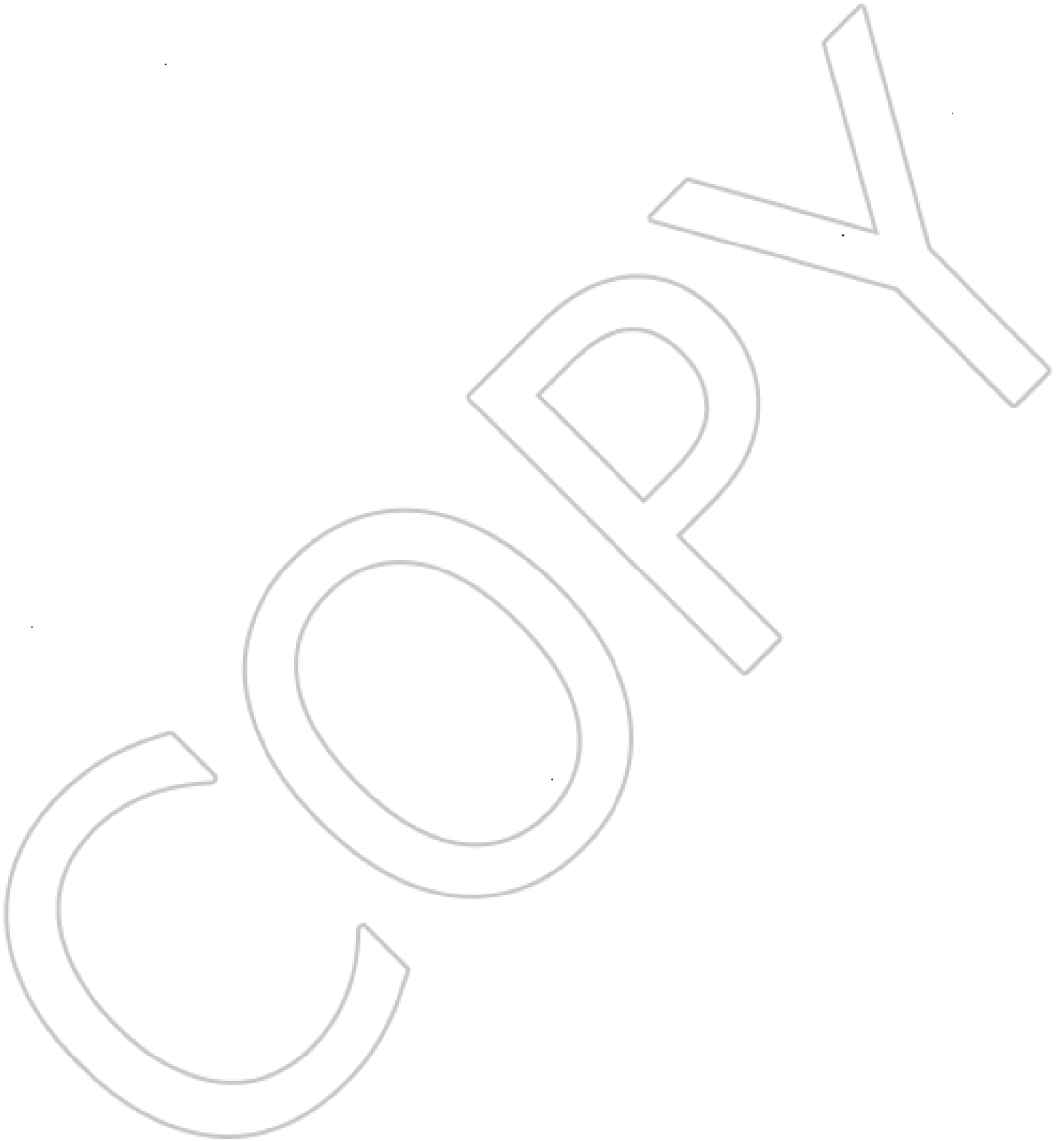
South 67°18'23" West, 11.43 feet to the southwest corner of said Parcel 3;

thence along the west line of said Parcel 3, North 00°12'27" East, 1057.81 feet to the POINT OF BEGINNING, containing 16.68 acres, more or less.

The Basis of Bearing of this description is South 89°45'44" East, the north line of the Northwest one-quarter of the Southeast one-quarter of Section 15, T.12N., R.19E., M.D.M as shown on the Parcel Map for Margaret J. Biggs and Wilfred L. Jones recorded as Document No. 124005.

Per NRS 111.312, this legal description was previously recorded at Document No. 0519649, Book 0701, Pages 8470-73, on July 31, 2001.

EXHIBIT 2



**LEGAL DESCRIPTION
PRIVATE ROAD AND PUBLIC UTILITY EASEMENT
BEING THE SAME AS PRIVATE ROAD EASEMENT DOC. NO. 2015-871670**

ACROSS APN 1219-15-002-050

A tract of land being twenty-five feet in width for the purpose of a private road and public utility easement, being the same as an existing private road easement, Document No. 2015-871670, and being across a portion of that parcel of land previously described as Adjusted Parcel 3 on the Record of Survey to Support a Boundary Line Agreement recorded at Document No. 519652 in the office of the Douglas County Recorder, said tract of land lying entirely within the Southeast One-Quarter of Section 15, Township 12 North, Range 19 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the NW corner of the E ½ of said SE ¼ of Section 15, being a ½ inch diameter iron pipe, as shown on said Record of Survey filed for record at Document no. 519652;

Thence S 00°09'15"W a distance of 744.57 feet to point on the South line of Jones Lane, a 50 foot exclusive private road easement per document no. 121842 in said Douglas County records, said point also being the POINT OF BEGINNING;

Thence along the Easterly and Southerly boundary of said Adjusted Parcel 3 for the following two courses:

1. S 00°09'15"W a distance of 825.79 feet to a rebar with plastic cap bearing the PLS no. 3922;
2. S 77°10'31"W a distance of 25.58 feet;

Thence 5.75 feet along the arc of a curve to the right having a central angle of 01°27'47", a radius of 225.00 feet, and a chord which bears N 00°34'39"W 5.75 feet;

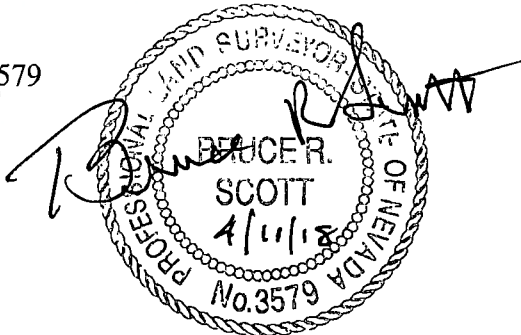
Thence N 00°09'15"E a distance of 825.79 feet;

Thence S 89°51'31"E along said South line of Jones Lane a distance of 25.00 feet to the POINT OF BEGINNING;

Containing 20,716 square feet.

Basis of Bearings: The east line of Parcel 3, as shown on the parcel map recorded for Margaret J. Biggs and Wilfred L. Jones at Document No. 124005 in the Douglas County records, defined as the line between the found original rebar and cap set by PLS 3922 at the SE corner of said Parcel 3 and the found ½ inch diameter iron pipe at the NW corner of the E ½ SE ¼ of Section 15, T 12 N, R 19 E MDM. (N 00°09'15"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: April 11, 2018
Job No. 10-197



exp 6/30/18

EXHIBIT 'A'

PRIVATE ROAD & PUBLIC UTILITY-EASEMENT
 BEING THE SAME LOCATION AS PRIVATE ROAD EASEMENT DOC. NO. 2015-871670
 AREA: 20,716± S.F.



SCALE 1" = 150'

CA = 01°27'47"
 R = 225.00'
 L = 5.75'

APN 1219-15-002-034
 BIGGS, MARGARET J.

S 77°10'31" W 25.58'

N 00°09'15" E 825.79'

N 89°51'31" W 25.00'

S 00°09'15" W 825.79'

BASIS OF BEARINGS

APN 1219-15-002-034
 BIGGS, MARGARET J.

50' EXCLUSIVE PRIVATE
 ROADWAY AND PUBLIC UTILITY
 EASEMENT PER DOC. NO. 121842

JONES LANE

WHISPERING
 PINE CT.

25' PUBLIC ROAD R/W & PUE
 PER DOC. #549321

S 00°09'15" W
 744.57'

NW COR.
 E1/2 SE1/4
 SEC. 15

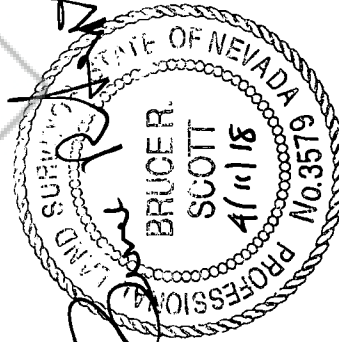
FND 1/2"
 IRON PIPE

25' PUBLIC ROAD R/W & PUE
 PER DOC. #684785

P.O.B.

LEGEND

- FOUND POINT AS NOTED
- P.O.B. POINT OF BEGINNING



PROJ: 10-197.2
 DATE: 4-11-18
 BY: CNJ/MBC

WILFRED L. JONES
 PORTION OF SECTION 15,
 T. 12 N., R. 19. E., M.D.M.,
 DOUGLAS COUNTY, NEVADA

EXP 6/30/18

RESOURCE CONCEPTS, INC.