

DOUGLAS COUNTY, NV

2018-916081

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\$35.00

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06/26/2018 03:25 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

APN # 1319-11-002-032

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Recording Requested by and Return to:

TICORTITLE OF NEVADA, INC.
1483 Highway 395 N, Suite B

Gardnerville, NV 89410

Easement Maintenance

Agreement

(Title on Document)

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration therefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

This page added to provide additional information required by NRS 111.312 Sections 1-2 (Additional recording fee applies).

This cover page must be typed or printed clearly in black ink only.

Easement Maintenance Agreement

370 Genoa Lane (APN 1319-10-801-002)

380 Genoa Lane (APN 1319-11-002-016)

390 Genoa Lane (APN 1319-11-001-005)

This agreement addresses the maintenance obligations for easements as recorded on Map No. 702938 recorded on June 13, 2007 and Map No. 702976 recorded on June 14, 2007 in the Douglas County Recorder, Minden, Nevada. For the purposes of simplicity, the parcels will be referred to by their common mailing addresses in this document.

The owner or owners of each parcel shall be exclusively responsible for maintenance, repair, operation, improvement or replacement of the roadway upon the easement for which they are granted.

The owner or owners of each property specifically indemnify and hold harmless any owner or owners of these easements against any and all liabilities or claims or causes of action including attorneys' fees arising from any use or allegations that the roadway is or was not properly maintained or was otherwise used in an unsafe manner or condition.

The owner or owners of 380 Genoa Lane and 390 Genoa Lane shall be responsible for the common maintenance of the existing fence separating the two easements through 370 Genoa Lane. The owner or owners of 390 Genoa Lane shall be responsible for maintaining the existing fence along the western border of their easement through 370 Genoa Lane and 380 Genoa Lane.

In the event that any of the terms, provisions, or covenants of this document are held to be partially or wholly invalid or unenforceable for any reason whatsoever, such holdings shall not affect, alter, modify or impair in any other manner whatsoever the other terms, provisions and covenants of this document.

Agreed to this 16 day of May, 2018 by the owners of subject properties below.

Harold Gene Carnes
Harold Gene Carnes
370 Genoa Lane, Minden, NV

Phyllis Inez Carnes
Phyllis Inez Carnes
370 Genoa Lane, Minden, NV

Kevin David Schaller
Kevin David Schaller
380 Genoa Lane, Minden, NV

Kathryn Jean Schaller
Kathryn Jean Schaller
380 Genoa Lane, Minden, NV

Phillip Gene Carnes
Phillip Gene Carnes
390 Genoa Lane, Minden, NV

Jennifer Lynn Carnes
Jennifer Lynn Carnes
390 Genoa Lane, Minden, NV

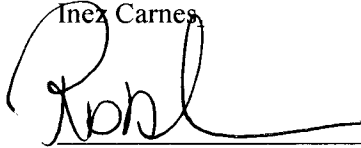
NOTARY: Se attached

SEAL:

STATE OF NEVADA
COUNTY OF Douglas

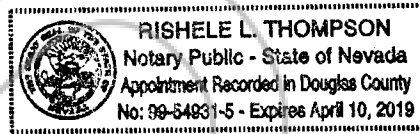
} SS:

This instrument was acknowledged before me on 5-16-18 , by Harold Gene Carnes and Phyllis Inez Carnes



NOTARY PUBLIC

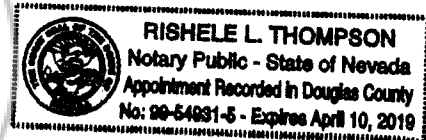
This Notary Acknowledgement is attached to that certain Easement Maintenance Agreement dated May 16, 2018



State of Nevada
County of Douglas

} SS:

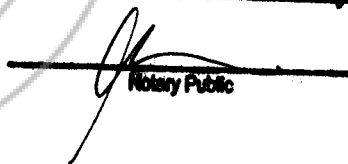
This instrument was acknowledged before me on 5/17/18
by Kern David Schaller and Kathryn Jean Schaller


Notary Public

State of Nevada
County of Douglas

} SS:

This instrument was acknowledged before me on 5/28/18
by Philip Gene Carnes and Jennifer Lynn Carnes


Notary Public