

APN: 1220-15-611-005

**RECORDING REQUESTED BY AND
MAIL TO:**

Greg Reed, Manager
Gardnerville Ranchos General
Improvement District
931 Mitch Drive
Minden, NV 89423



KAREN ELLISON, RECORDER

**TEMPORARY ACCESS, CONSTRUCTION & STAGING EASEMENT
APN: 1220-15-611-005**

THIS INDENTURE made this 6 day of July, 2018, by Troy M. Alfonso and Rochelle L. Rysdam, record owners of that property known as Douglas County APN 1220-15-611-005, party of the first part (“Grantor’s”), and the Gardnerville Ranchos General Improvement District (“Grantee”), who recite and declare as follows:

WITNESSETH

Grantors, for good and valuable consideration, receipt of which is hereby acknowledged, do by these presents, grant, and convey unto Grantee and its heirs and assigns, a temporary access, construction and staging easement within APN 1220-15-611-005. This grant of easement is subject to the provisions of this easement deed as set forth herein.

Grantors grant to Grantee an easement appurtenant to the property for the right of access to the site of, or for the storage of equipment or materials necessary for, and the reconstruction of well No. 4 and pump house.

The temporary access, construction and staging easement for the benefit of the reconstruction of Well No. 4 is described as set forth in Exhibit “A” attached hereto and incorporated herein as if set forth in full. The temporary access, construction and staging easement granted is depicted in Exhibit “B” attached hereto and incorporated herein as if set forth in full.

The temporary access, construction and staging easement granted by this instrument shall be in full force and effect until 60 days after the issuance of a certificate of occupancy for the well building and improvements at which time Grantors shall convey a permanent access and well site easement to Grantee in conformity with the Easement Acquisition Agreement recorded on 3 March 2017 as Document No. 2017-895435 Official Records of Douglas County, Nevada.

The temporary access, construction and staging easement granted by this instrument shall be used during construction activities for access to the construction site, construction of the proposed improvements, and/or for storage of construction equipment and materials related to the construction of Well No. 4 and its appurtenances. The area of property burdened by this easement will, upon the completion of Well No. 4 construction, be returned by Grantee as near as practicable, to its original state and condition when construction activities are concluded.

Grantors reserve the right to access and use the area conveyed by this temporary easement deed. Grantors' access and use of such property and the easement will not interfere with Grantee's temporary construction access, construction and staging easement.

Grantee shall establish and use the temporary construction access, construction and staging easement herein granted in a manner which least interferes with Grantors' ownership and use of its property.

Grantee shall at all times maintain any improvements located by Grantee within, on or under the property described in Exhibits "A" and "B".

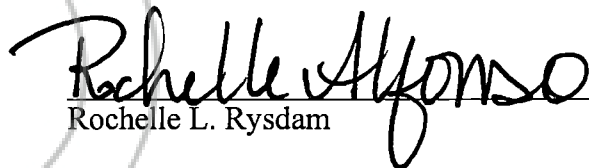
Grantee, its agents, contractors or employees shall have the reasonable right of ingress and egress to and from the property described in Exhibits "A" and "B" for the purpose of constructing, storing, maintaining, repairing and keeping such Well No. 4 improvements, equipment and/or facilities in good repair and in working order (and all the necessary incidents thereto) during the term of this easement.

Together with all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

IN WITNESS WHEREOF, Grantors have signed this temporary construction easement on the day and year first above-written.



Troy M. Alfonso



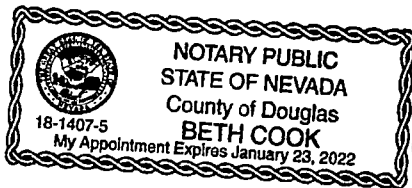
Rochelle L. Rysdam

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On July 6, 2018, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared Troy M. Alfonso, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same.

WITNESS my hand and official seal.



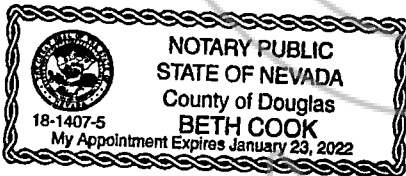
Beth Cook
NOTARIAL OFFICER

ACKNOWLEDGEMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On July 6, 2018, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared Rochelle L. Rysdam, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same.

WITNESS my hand and official seal.



Beth Cook
NOTARIAL OFFICER

EXHIBIT "A"
Temporary Construction Easement

All that certain real property situate within a portion of the Northeast 1/4 of Section 15, Township 12 North, Range 20 East, M.D.M., County of Douglas, State of Nevada, being a portion of Lot 31, of the Gardnerville Ranchos Unit Number 3, recorded as Document No. 28310, on June 1, 1965, Official Records of the County of Douglas, State of Nevada, being more particularly described as follows:

BEGINNING at the southerly corner of said Lot 31;

THENCE along the westerly line of said Lot 31, North 54°12'06" West, 334.56 feet to the northwesterly corner of said Lot 31;

THENCE along the northwesterly line of said Lot 31 on a curve to the left having a radius of 45.00 feet, a length of 26.51 feet, a delta of 33°44'56" and a chord of North 18°55'26" East, 26.12 feet;

THENCE along a line that is 25 feet northeasterly of and parallel to the westerly line of said Lot 31, South 54°12'06" East, 146.34 feet;

THENCE North 73°03'00" East, 48.62 feet;

THENCE South 15°29'59" East, 17.91 feet;

THENCE North 72°41'16" East, 53.78 feet to the easterly line of said Lot 31;

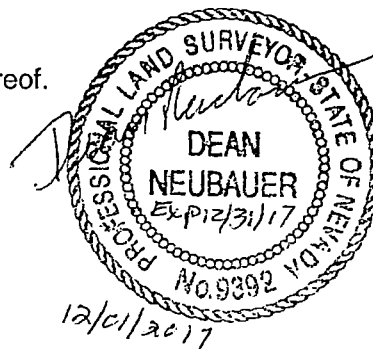
THENCE along the easterly line of said Lot 31, South 15°42'42" East, 153.46 feet to the **POINT OF BEGINNING** and end of this description.

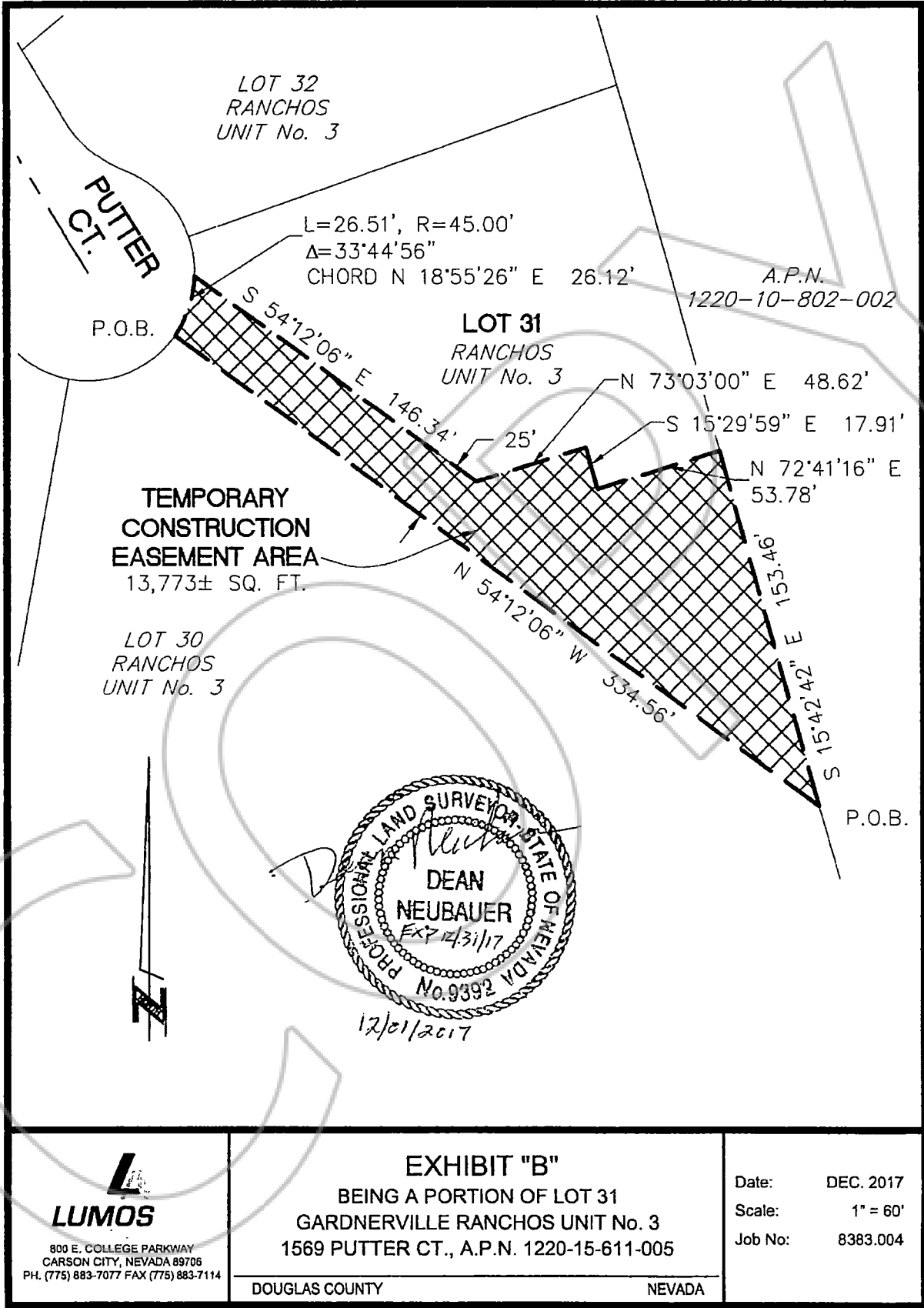
Containing 13,773 square feet, more or less.

The **BASIS OF BEARING** for this description is based upon the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

SEE EXHIBIT "B" attached hereto and made a part hereof.

Prepared By,
Lumos & Associates, Inc.
Dean Neubauer, PLS
800 E. College Parkway
Carson City, NV 89706





LOT 32
RANCHOS
UNIT No. 3

PUTTER
CT.
P.O.B.

L=26.51', R=45.00'
Δ=33°44'56"
CHORD N 18°55'26" E 26.12'

A.P.N.
1220-10-802-002

LOT 31
RANCHOS
UNIT No. 3

TEMPORARY
CONSTRUCTION
EASEMENT AREA
13,773± SQ. FT.

LOT 30
RANCHOS
UNIT No. 3



12/01/2017



800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH. (775) 883-7077 FAX (775) 883-7114

EXHIBIT "B"
BEING A PORTION OF LOT 31
GARDNERVILLE RANCHOS UNIT No. 3
1569 PUTTER CT., A.P.N. 1220-15-611-005

Date: DEC. 2017
Scale: 1" = 60'
Job No: 8383.004

DOUGLAS COUNTY

NEVADA