

APN: 1220-17-615-025

When Recorded Mail to:

ALLING & JILLSON
JAMES R. HALES, ESQ.
Post Office Box 3390
Lakes Tahoe, NV 89449

Send Tax Statements To:

Carson Valley Homesites, LLC,
1222 Bobwire Lane
Gardnerville, NV 89406



00077376201809177280100102

KAREN ELLISON, RECORDER

Easement Deed

CARSON VALLEY HOMESITES, LLC owns that certain property identified in Exhibit "A" with a street address of 1146 Kingston, Gardnerville, NV 89710 (hereafter referred to as "servient tenement").

For Ten Dollars (\$10) and other valuable consideration, receipt of which is hereby acknowledged, CARSON VALLEY HOMESITES, LLC, a Nevada Limited Liability Company does, on that portion of land described in Exhibit B only, (which is a portion of the servient tenement) hereby grant, bargain, sell and convey to GARDNERVILLE RANCHOS GENERAL IMPROVEMENT DISTRICT, SIERRA PACIFIC POWER COMPANY, SOUTHWEST GAS COMPANY, FRONTIER COMMUNICATIONS, and CHARTER COMMUNICATIONS, and to their successors and assigns forever, a thirteen-foot public utility easement, public access easement, and landscape easement on

the road frontage to the servient tenement. The thirteen foot public utility easement, access and landscape easement is dedicated as a public access easement and shall be maintained by the fee owner of the easement and shall, in all respects, be interpreted to be consistent with the provisions of the easement granted in the final subdivision map from Rain Shadow Ranch, Phase I, recorded in the records of Douglas County as document number 703979 on the 28th day of June, 2007.

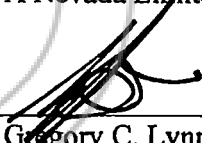
Carson Valley Homesites LLC also grants to the same parties a five-foot public utility easement along the side and rear lot lines of the servient tenement.

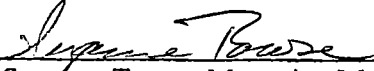
Pursuant to NRS 239B.030, I affirm that this instrument does not contain a social security number or the personal information of any person.

Pursuant to NRS 111.312, this legal description for Exhibit A was previously recorded in Douglas County at Document No. 2018-915977 on June 22, 2018.

DATED this 6 day of August, 2018.

CARSON VALLEY HOMESITES, LLC,
A Nevada Limited Liability Company

By: 
Gregory C. Lynn, Managing Member

By: 
Suzanne Towse, Managing Member

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 6th day of August, 2018, by Gregory C. Lynn as a Managing Member of Carson Valley Homesites, LLC, a Nevada limited liability company.



NOTARY PUBLIC



STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 6th day of August, 2018, by Suzanne Towse as a Managing Member of Carson Valley Homesites, LLC, a Nevada limited liability company.

COPY

EXHIBIT A

**LEGAL DESCRIPTION
PARCEL 1
BOUNDARY LINE ADJUSTMENT for
ACORN WAY EXTENSION**

A parcel of land being a portion of that certain parcel of land previously described at Document no. 784242 as filed for record in the office of the Douglas County Recorder on June 3, 2011, said parcel lying entirely within the Northeast One-Quarter of Section 17, Township 12 North, Range 20 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the NE corner of said Section 17, being a 1 ½ inch diameter iron pipe;
Thence N 89°29'08" W along the North line of said Section 17 a distance of 1,318.63 feet to the NW corner of the NE ¼ of the NE ¼ of said Section 17;

Thence S 00°37'32" W a distance of 1,322.90 feet to the NE corner of Lot 7, Rain Shadow Ranch-Phase 1, a final subdivision map filed for record on June 28, 2007, at Document no. 703979 in said Douglas County records;

Thence S 00°28'17" W along the Easterly boundary of said Rain Shadow Ranch-Phase 1 a distance of 645.08 feet to the POINT OF BEGINNING;

Thence S 89°21'38" E a distance of 47.39 feet to a point on the Westerly right-of-way line of Drayton Boulevard, an 80 foot wide public road;

Thence along said Westerly right-of-way line 343.67 feet along the arc of a curve to the left having a central angle of 15°54'08", a radius of 1,238.24 feet, and a chord which bears S 08°25'21" W, 342.57 feet;

Thence N 00°28'17" E a distance of 74.74 feet;

Thence N 90°00'00" W a distance of 259.80 feet;

Thence N 00°00'00" E a distance of 168.51 feet;

Thence 13.75 feet along the arc of a curve to the right having a central angle of 00°49'40", a radius of 952.00 feet, and a chord which bears N 00°24'50" E, 13.75 feet;

Thence along the Easterly right-of-way line of Kingston Lane, a 36 foot wide public road per said subdivision map of Rain Shadow Ranch-Phase 1 for the following two courses:

1. 62.08 feet along the arc of a curve to the right having a central angle of 03°44'10", a radius of 952.00 feet, and a chord which bears N 02°41'45" E, 62.07 feet;
2. 37.56 feet along the arc of a curve to the right having a central angle of 86°04'32", a radius of 952.00 feet, and a chord which bears N 47°36'06" E, 34.12 feet;

Thence along the Southerly right-of-way line of Acorn Way, a 36 foot wide public road per said subdivision map of Rain Shadow Ranch-Phase 1 for the following nine courses:

1. S 89°21'38" E a distance of 81.81 feet;
2. 7.85 feet along the arc of a curve to the right having a central angle of 45°00'00", a radius of 10.00 feet, and a chord which bears S 66°51'38" E, 7.65 feet;

Page 2 of 3
Parcel 1 of Boundary Line Adjustment
for Acorn Way Extension
Legal Description (cont.)

3. S 44°21'38" E a distance of 5.79 feet;
 4. 13.35 feet along the arc of a curve to the left having a central angle of 45°00'00", a radius of 17.00 feet, and a chord which bears S 66°51'38" E, 13.01 feet;
 5. S 89°21'38" E a distance of 30.00 feet;
 6. 13.35 feet along the arc of a curve to the left having a central angle of 45°00'00", a radius of 17.00 feet, and a chord which bears N 68°08'22" E, 13.01 feet;
 7. N 45°38'22" E a distance of 5.79 feet;
 8. 7.85 feet along the arc of a curve to the right having a central angle of 45°00'00", a radius of 10.00 feet, and a chord which bears N 68°08'22" E, 7.65 feet;
 9. S 89°21'38" E a distance of 75.59 feet to the POINT OF BEGINNING;
- Containing 73,803 square feet, or 1.694 acres, more or less;

And being SUBJECT TO a public utility, access and landscape easement and a USPS Easement for mailbox clusters as shown on said map of Rain Shadow Ranch-Phase 1 as filed for record at Document no. 703979 in said Douglas County records;

And GRANTING a public utility easement of varying width along portions of the boundary of the above described parcel, said public utility easement being more particularly described as follows: BEGINNING at the above described POINT OF BEGINNING; thence along the boundary of the above described parcel for the following six courses:

1. S 89°21'38" E a distance of 47.39 feet;
2. 343.67 feet along the arc of a curve to the left having a central angle of 15°54'08", a radius of 1,238.24 feet, and a chord which bears S 08°25'21" W, 342.57 feet;
3. N 08°28'17" E a distance of 74.74 feet;
4. N 90°00'00" W a distance of 259.80 feet;
5. N 00°00'00" E a distance of 168.51 feet;
6. 13.75 feet along the arc of a curve to the right having a central angle of 00°49'40", a radius of 952.00 feet, and a chord which bears N 00°24'50" E, 13.75 feet;

Thence along the following seven courses:

1. S 89°10'20" E a distance of 5.00 feet;
2. 13.68 feet along the arc of a curve to the left having a central angle of 00°49'40", a radius of 947.00 feet, and a chord which bears S 00°24'50" W, 13.68 feet;

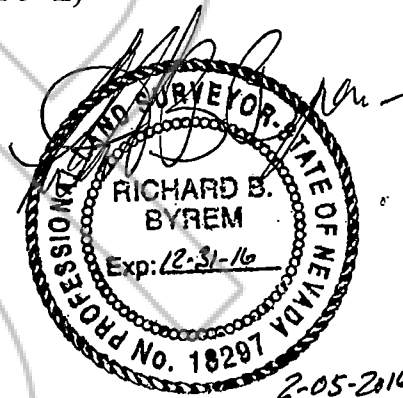
(continued)

Page 2 of 3
Parcel 1 of Boundary Line Adjustment
for Acorn Way Extension
Legal Description (cont.)

3. S 00°00'00" W a distance of 163.51 feet;
4. S 90°00'00" E a distance of 249.89 feet;
5. 256.09 feet along the arc of a curve to the right having a central angle of 11°46'43", a radius of 1,248.74 feet, and a chord which bears N 10°01'45" E, 255.64 feet;
6. N 89°21'38" W a distance of 37.50 feet;
7. N 00°28'17" E a distance of 7.50 feet to the POINT OF BEGINNING.

Basis of Bearings: Rain Shadow Ranch-Phase 1, a final subdivision map filed for record on June 28, 2007, at Document no. 703979 in the Douglas County records, as defined by two survey monuments set in the centerline of Acorn Way. (S 89°21'38" E)

Prepared by:
Richard B. Byrem, Nevada PLS No. 18297
Resource Concepts, Inc.
212 Elks Point Road, Suite 443
PO Box 11796, Zephyr Cove, NV 89448
(775) 588-7500



COPY

EXHIBIT B

EXHIBIT "B"

13' ACCESS AND LANDSCAPE EASEMENT

Carson Valley Homesites, LLC

APN 1220-17-615-025

A portion of the Northeast One-Quarter of Section 17, Township 12 North, Range 20 East of the Mount Diablo Meridian, Douglas County, Nevada, and being more particularly described as follows:

COMMENCING at the Southwesterly property corner of APN 1220-17-615-025, also shown as Parcel 1, APN 1220-17-615-022, on the Record of Survey to Support A Boundary Line Adjustment, Acorn Way Right-of-Way Extension prepared for Carson Valley Homesites, LLC, filed for Record September 30, 2016, as Document No. 888397, Official Records of Douglas County, Nevada, being the TRUE POINT OF BEGINNING;

Thence North 00°00'00" East along the West boundary line of said Parcel 1, a distance of 168.51 feet;

Thence continuing along said West boundary line 13.74 feet along the arc of a curve to the right with a radius of 952.00 feet, and a central angle of 00°49'37" (chord bearing N. 00°24'49"E. and distance of 13.74 feet) to the Southwest corner of an existing 13 foot P.U.E., access and landscape easement, as shown on Document No. 703979;

Thence South 89°10'23" East along the south line of said existing easement, a distance of 13.00 feet;

Thence 13.55 feet along the arc of a non-tangent curve to the left with a radius of 939.00 feet, and a central angle of 00°49'37" (Chord bearing S. 00°24'49"W., and a distance of 13.55 feet);

Thence South 00°00'00" West, a distance of 168.51 feet;

Thence North 90°00'00" West, a distance of 13.00 feet to the POINT OF BEGINNING;

Containing 2,368 square feet, more or less.

Basis of Bearing: Rain Shadow Ranch No. 1, a final subdivision map filed for record on June 28, 2007, Document No. 703979 in the Douglas County Official Records, as defined by two survey monuments set in the centerline of Acorn Way (S 89°21'38" E).

Prepared by:
Bruce R. Scott, Nevada, PLS No. 3579
Resource Concepts, Inc.
340 N. Minnesota St.
Carson City, NV 89703
(775) 883-1600

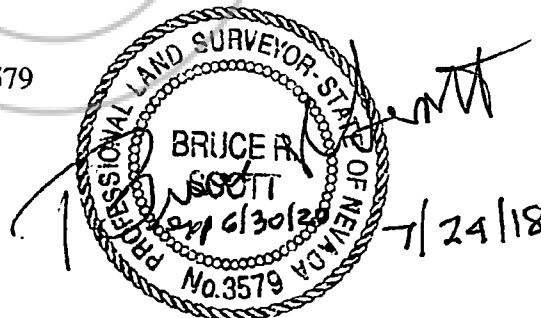
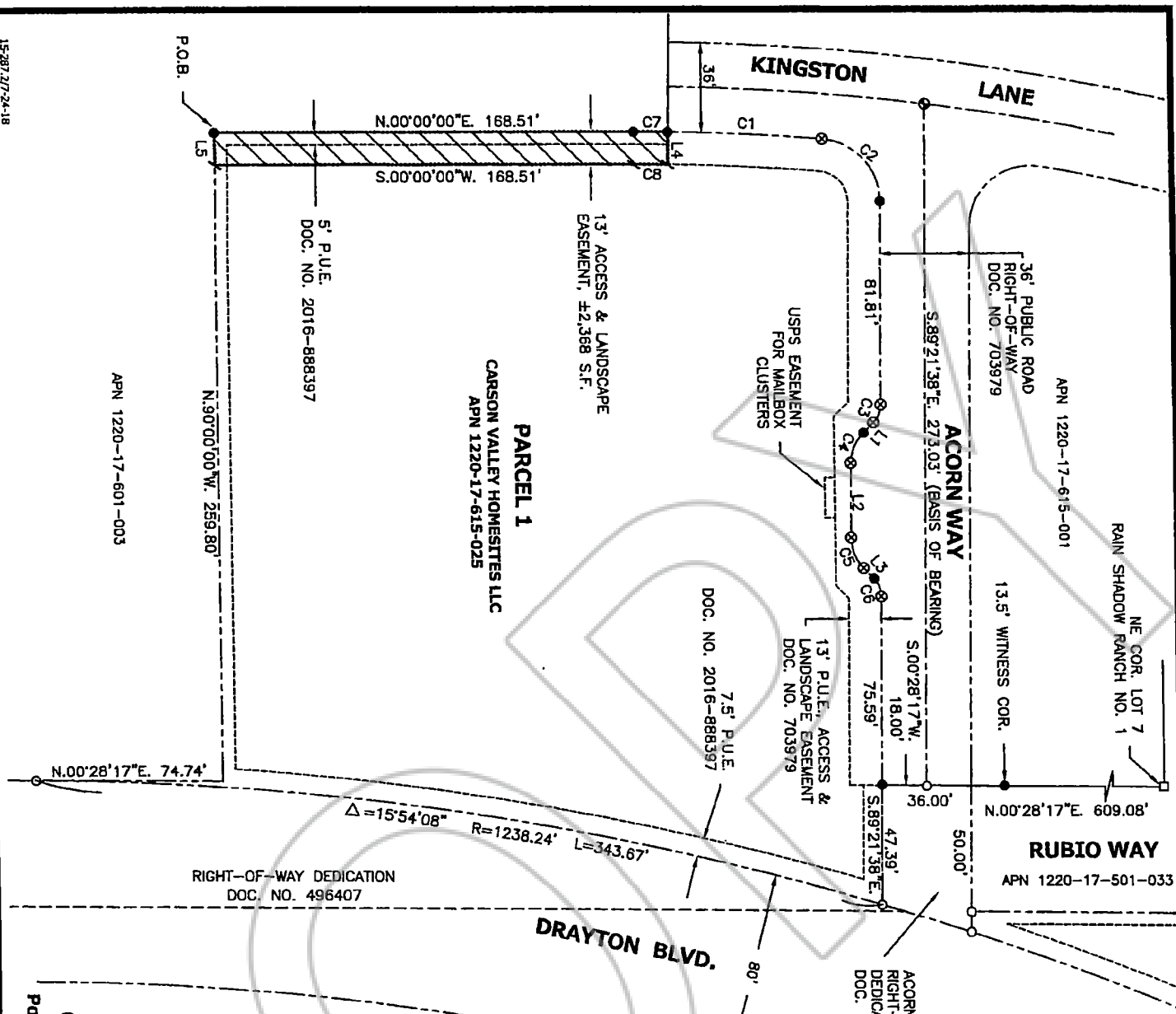


EXHIBIT "B"

13' WIDE ACCESS & LANDSCAPE EASEMENT 2,368 S.F.



LEGEND:

- FOUND 5/8" REBAR WITH CAP, PLS 18297 OR AS NOTED ON MAP
- FOUND 5/8" REBAR WITH CAP, PLS 6497 IN STREET WELL
- FOUND 5/8" REBAR WITH CAP, PLS 6497
- ⊗ FOUND CHISELED 'X' IN CONCRETE
- FOUND REBAR WITH CAP, PLS 3209
- P.O.B. POINT OF BEGINNING

BASIS OF BEARING:

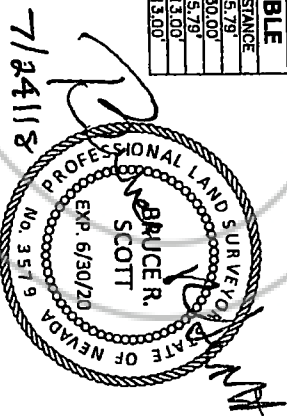
BASIS OF BEARING IS IDENTICAL TO RAIN SHADOW RANCH NO. 1, DOC. NO. 703979, BOOK 607, PAGE 9070, RECORDED JUNE 28, 2007 AS SHOWN HEREON BY TWO EXISTING SURVEY MONUMENTS SET IN THE CENTER LINE OF ACORN WAY (S.89°21'38"E.).

CURVE DATA TABLE

NO.	LENGTH	DELTA	RADIUS	CH BEARING	CH LENGTH
C1	82.08'	03°44'10"	952.00'	N 07°41'45" E	82.07'
C2	37.36'	86°04'32"	23.00'	N 47°38'08" E	34.12'
C3	7.85'	45°00'00"	10.00'	S 86°51'38" E	7.65'
C4	13.35'	45°00'00"	17.00'	S 86°51'38" E	13.01'
C5	13.35'	45°00'00"	17.00'	N 86°08'22" E	13.01'
C6	7.85'	45°00'00"	10.00'	N 86°08'22" E	7.65'
C7	13.74'	00°49'40"	952.00'	N 00°24'49" E	13.74'
C8	13.55'	00°48'37"	939.00'	N 00°24'49" E	13.55'

LINE DATA TABLE

NO.	BEARING	DISTANCE
L1	S44°21'38"E	5.79'
L2	S89°21'38"E	30.00'
L3	N45°38'22"E	5.79'
L4	S89°10'23"E	13.00'
L5	N90°00'00"W	13.00'



Carson Valley Homesites, LLC
Portion of Section 17, T.12N., R.20E., M.D.M.

