

APN# 1220-10-610-010



KAREN ELLISON, RECORDER

**Recording Requested by/Mail to:**

Name: Gardnerville Water Company

Address: 1579 Virginia Ranch Road

City/State/Zip: Gardnerville/Nv/89410

**Mail Tax Statements to:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

**Waterline Infrastructure Easement**

**Title of Document (required)**

----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording  
DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)

*Mark V. Gonzales*  
Signature

Mark V. Gonzales Agent for GWC  
Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

APN: 1220-10-610-010

When Recorded, Mail to:

Gardnerville Water Company  
1579 Virginia Ranch Road  
Gardnerville, Nevada 89410

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**PROPERTY ADDRESS: 1107 N. HWY 395  
WATER INFRASTRUCTURE RIGHT-OF-WAY  
(EASEMENT)**

THIS INDENTURE, made this 30<sup>th</sup> day of August, 2018, by and between Washoe Barton Memorial Nevada Medical Clinic, Inc., (“GRANTOR”), and the Gardnerville Water Company. Inc., (“GRANTEE”).

THAT FOR AND IN CONSIDERATION OF the sum of ONE DOLLAR (\$1.00) cash-in-hand-paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, GRANTOR has this day bargained and sold, and by these presents does bargain and sell, transfer, and deliver unto the GRANTEE, a perpetual non-exclusive easement and right-of-way to have, install, construct, maintain, repair, alter, operate and rebuild pipelines, valves and other appurtenances for the purpose of conveying water over, across, through and under the lands hereinafter described, together with the right of ingress and egress, also together with the right to excavate for access to said improvements; and the right to remove trees, bushes, undergrowth, and any other obstructions, natural, interfering with the operation, location, construction, access and or maintenance of said improvements.

THE LAND AFFECTED by the grant of this easement and right-of-way is located in the County of Douglas, State of Nevada, and is part of Douglas County Assessor’s parcel number 1220-10-610-010, and is more particularly described in the attached Exhibit “A” and Exhibit “B”.

TO HAVE AND TO HOLD said easement and right-of-way unto the GRANTEE and its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR has executed this instrument on the day and year first above written.

GRANTOR

WASHOE BARTON MEMORIAL NEVADA MEDICAL CLINIC, INC.

By: [Signature]  
Jeff Prater

STATE OF Nevada)

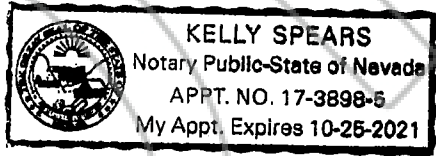
SS.

COUNTY OF Douglas)

On the 30 day of August, 2018, personally appeared before me, a Notary Public, Jeff Prater, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(s), and that by his/her signature on this instrument, the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

By: [Signature]  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TWENTY FOOT UNDERGROUND PUBLIC UTILITY EASEMENT**  
**ACROSS APN 1220-10-610-010**  
**DOUGLAS COUNTY, NEVADA**

A strip of land twenty feet in width for the purpose of the installation and maintenance of water lines and their appurtenances across a portion of that parcel of land described by the deed recorded on November 15, 2000, as Deed Document No. 503336 and shown as Parcel 4 on the Parcel Map for Jacobsen Family Trust Document No. 250593, in the office of the Douglas County Recorder, lying entirely within the Northeast one-quarter of Section 10, Township 12 North, Range 20 East of the Mount Diablo Meridian, and being more particularly described as follows:

COMMENCING at the Northwest corner of said parcel of land described at Document No. 503336 located on the Virginia Ranch Road right-of-way;

Thence South 29°35'16" West along the Virginia Ranch Road Easterly right-of-way a distance of 15.53 feet to the TRUE POINT OF BEGINNING;

Thence along the following courses:

South 46°37'09" East a distance of 193.72 feet;

South 48°23'01" East a distance of 86.29 feet;

South 54°39'13" East a distance of 79.15 feet to a point on the Northerly boundary line of said Parcel 4;

Thence South 46°24'12" East along the Northerly boundary line of said Parcel 4 a distance of 109.20 feet;

Thence along the following courses:

North 56°57'54" West a distance of 107.36 feet;

North 54°39'13" West a distance of 81.04 feet;

North 48°23'01" West a distance of 87.69 feet;

North 46°37'09" West a distance of 189.12 feet to a point along the Virginia Ranch Road Easterly right-of-way;

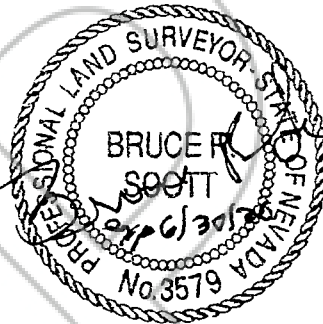
Thence North 29°35'16" East along the Virginia Ranch Road Easterly right-of-way a distance of 20.59 feet to the TRUE POINT OF BEGINNING;

Containing 8,245 square feet or 0.19 acres more or less.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**TWENTY FOOT UNDERGROUND PUBLIC UTILITY EASEMENT**  
**ACROSS APN 1220-10-610-010**  
**DOUGLAS COUNTY, NEVADA**

Basis of Bearings: The Easterly right-of-way line of Virginia Ranch Road per the deed recorded at Document No. 503336 and the Parcel Map recorded at Document No. 250593 in the Douglas County Records. (N 29°35' 16" E)

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

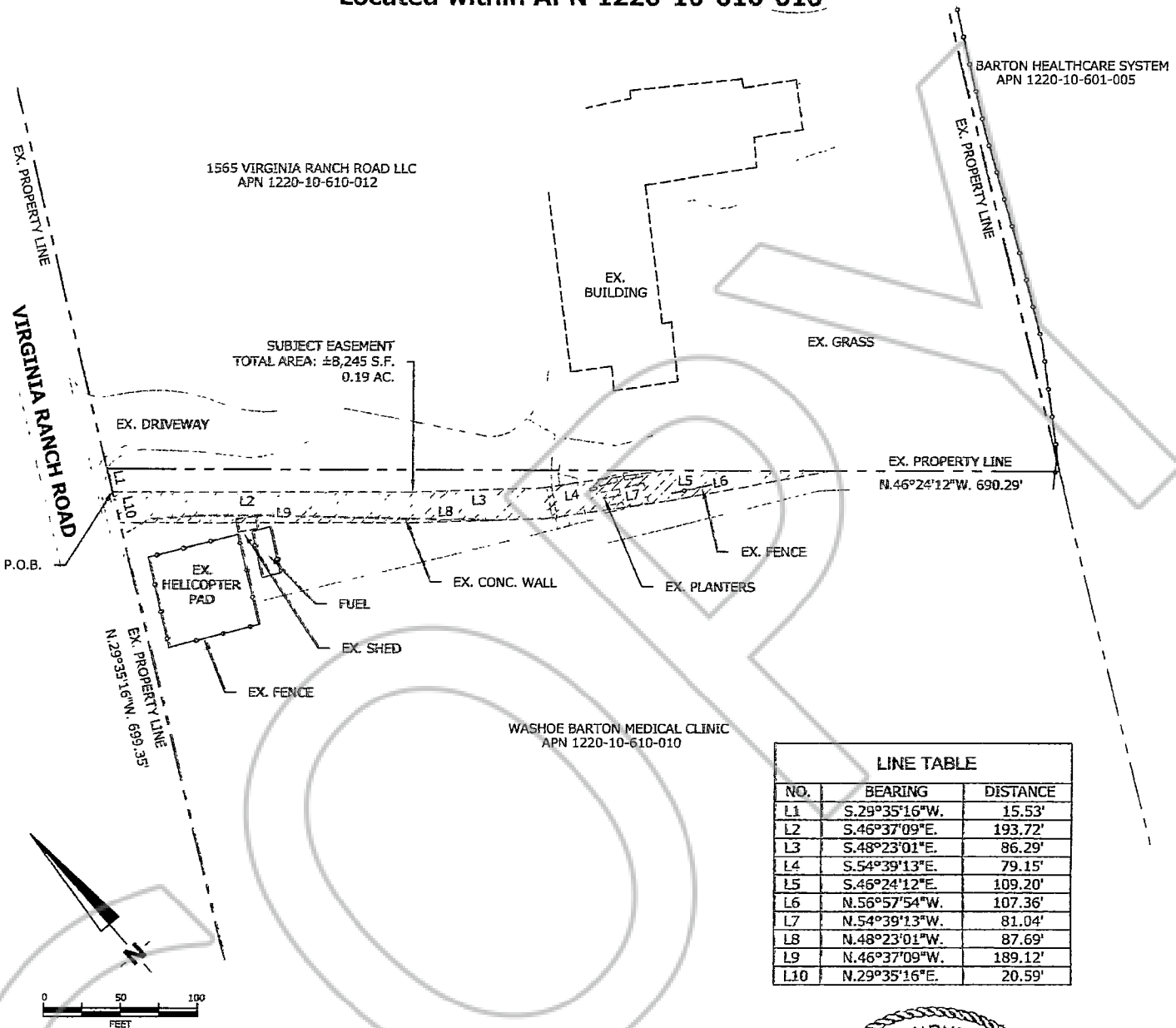


**EXHIBIT "B"**  
**20' Underground Public Utility Easement**  
**Located within APN 1220-10-610-010**

BARTON HEALTHCARE SYSTEM  
 APN 1220-10-601-005

1565 VIRGINIA RANCH ROAD LLC  
 APN 1220-10-610-012

SUBJECT EASEMENT  
 TOTAL AREA: ±8,245 S.F.  
 0.19 AC.



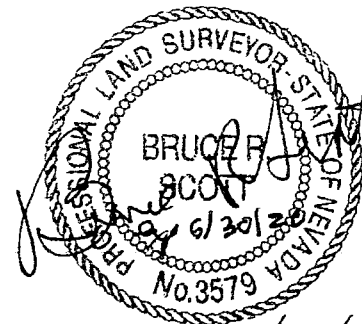
LINE TABLE		
NO.	BEARING	DISTANCE
L1	S.29°35'16"W.	15.53'
L2	S.46°37'09"E.	193.72'
L3	S.48°23'01"E.	86.29'
L4	S.54°39'13"E.	79.15'
L5	S.46°24'12"E.	109.20'
L6	N.56°57'54"W.	107.36'
L7	N.54°39'13"W.	81.04'
L8	N.48°23'01"W.	87.69'
L9	N.46°37'09"W.	189.12'
L10	N.29°35'16"E.	20.59'

**BASIS OF BEARING**

The Easterly right-of-way line of Virginia Ranch Road per the deed recorded as Document No. 503336, and the Parcel Map recorded as Document No. 250593 in the Douglas County, Nevada records (N.29°35'16"E.).

**REFERENCE**

1. Deed, Doc. No. 503336, recorded on November 15, 2000 at the Douglas County Recorder's Office, Douglas County, Nevada.
2. Parcel Map for Jacobsen Family Trust, Doc. No. 250593, at the Douglas County Recorder's Office, Douglas County, Nevada.



5/29/18

**GARDNERVILLE WATER COMPANY**

Located within the NE1/4 of Section 10, T.12N., R.20E., M.D.M.