

APN# 1319-35-000-012  
APN# 1219-02-000-004



KAREN ELLISON, RECORDER

When Recorded return  
Original and Tax Notices to:  
William Drew Kolbe  
1416 Sugar Maple Ave.  
Gardnerville, NV 89410  
RPTT Exempt

**GRANT OF EASEMENT**

THIS INDENTURE, made 4/1/19, 2019, by and between J Lazy J Ranch, LLC , a Nevada Limited Liability Company, through its managing members William D. Kolbe and Sarah Kolbe, Grantor, and Knox Johnson Enterprises, LLC, a Nevada Limited Liability Company, Grantee;

**WITNESSETH:**

THAT THE GRANTOR J Lazy J Ranch LLC, is the owner of record of that certain parcel of real property described as shown on the attached Exhibit "A", APN 1319-35-000-012; and

THAT THE GRANTEE Knox Johnson Enterprises LLC, is the owner of record of that certain parcel of real property described as shown on the attached Exhibit "B", APN 1219-02-000-004;

WHEREFORE, in consideration of familial affection and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor J Lazy J Ranch LLC does by these presents grant, bargain and sell to the Grantee a non exclusive easement on the portion of the parcel described in Exhibit "A" which lies south of the north boundary of the parcel described in Exhibit "B", for access and for utilities for the use and benefit of the parcel of real property described in Exhibit "B" which easement shall be appurtenant to and run with the title to said parcel described in Exhibit "B".

TO HAVE AND TO HOLD all and singular the rights granted herein, unto the said Grantee and to its heirs, licensees, successors and assigns forever.

The undersigned affirm that this document, including its exhibits, hereby submitted for recording does not contain personal information of any person or persons as specified by NRS 239 B.030.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

J Lazy J Ranch, LLC



by WILLIAM DREW KOLBE  
Managing Member



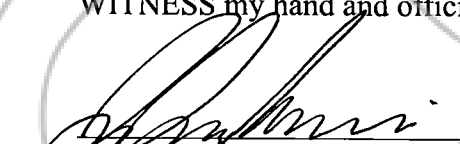
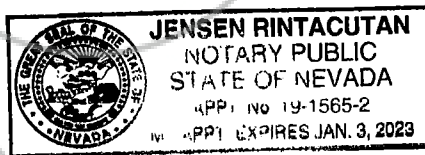
SARAH SIMS QIANG KOLBE  
Managing Member

ACKNOWLEDGEMENT

STATE OF NEVADA     )  
                                  S/S  
COUNTY OF DOUGLAS)

On the 1st day of April, 2019, personally appeared before me, a Notary Public in and for said County and State, WILLIAM DREW KOLBE and SARAH SIMS QIANG KOLBE and proved to me to be the persons whose names are subscribed to the above instrument and who acknowledged that they executed the instrument in their capacities as Managing Members of J Lazy J Ranch, LLC.

WITNESS my hand and official seal.

  
NOTARY PUBLIC

A parcel of land located within a portion of Section 2, Township 12 North, Range 19 East, and a portion of Section 35, Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a ½ inch rebar with no tag, said point being the center of said Section 2, Township 12 North, Range 19 East, M.D.M., as shown on that Record of Survey to support a Boundary Line Adjustment for Johnson Family Trust and Lonnie D. Mason as recorded October 19, 1995, in Book 1095, at Page 3134, as Document 373091, Douglas County Records;

thence along the east line of the Northwest quarter of said Section 2 per Document 373091 North 00°03'15" West 58.29 feet to the point on the north line of Mottsville Lane, the Point of Beginning;

thence continuing along said east line North 00°31'15" West 2589.17 feet to the quarter corner of said Sections 2 and 35;

thence along the west line of Parcel 1 as shown on the Land Division Map for H.F. Dangberg Land & Livestock So., as recorded March 30, 1978, in Book 378, at Page 1914, as Document 19093, Douglas County Records;

North 00°03'12" East, 1322.43 feet;

thence continuing along said West line North 00°08'32" East, 838.64 feet to the center of the Johnson Slough;

thence along the centerline of said Slough South 76°03'06" West, 284.25 feet;

thence South 55°29'57" West, 323.00 feet;

thence South 26°39'09" West, 254.86 feet;

thence South 88°07'35" West, 106.21 feet;

thence North 16°19'34" West, 372.20 feet;

thence North 66°05'56" West, 351.31 feet;

thence North 88°43'00" West, 34.95 feet;

thence leaving said centerline South 00°14'19" East, 854.17 feet to a point on the north line of said Record of Survey, Document 373091;

thence along said north line South 89°54'10" East, 1177.65 feet to the northeast corner of Parcel Map LDA 97-071 for Lonnie D. Mason and Alice J. Eide-Mason, recorded on July 2, 1998, in Book 798, at Page 435, as Document 443521, Douglas County Records;

thence along the east line of said Parcel Map, Document 443521 South 00°03'12" West, 1322.46 feet to the southeast corner of said Parcel Map, Document 443521;

thence along the east line of a 5.87 acre parcel as shown on Record of Survey Document 373091, South 00°03'15" East, 15.00 feet;

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"EXHIBIT "A"  
Description Previously  
Recorded 4/20/2012  
Doc # 0801150

thence along said east line South  $45^{\circ}00'22''$  East, 14.15 feet;  
thence along said east line South  $00^{\circ}03'15''$  East, 1198.84 feet  
to the southeast corner of said 5.87 acre parcel;  
thence along the east line of Parcels 1 and 2 as shown on the  
Record of Survey to Accompany a Lot Line Adjustment for Harold E.  
Feil, recorded on December 15, 1989, in Book 1289, at Page 1642,  
as Document 216554, South  $00^{\circ}03'15''$  East, 1365.74 feet to an  
existing fence corner shown on said Record of Survey, said point  
being on the north line of Mottsville Lane;  
thence along said north line North  $89^{\circ}16'07''$  East, 30.00 feet to  
the Point of Beginning, containing 22.03 acres, more or less.

This legal description was prepared by R.O. Anderson Engineering,  
Inc., Post Office Box 2229, Minden, Nevada 89423.

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A parcel of land located within a portion of the Northeast one-quarter (NE ¼) of the Northwest one-quarter (NW ¼) of Section 2, Township 12 North, Range 19 East, M.D.M., more particularly described as follows:

Commencing at the Northwest corner of Section 2, at a U.S.G.L.C. brass cap as shown on the Map of Division Into Large Parcels for Helen M. Clark Trust recorded on April 20, 1993, as Document 305160, Douglas County Records;  
thence South 89°55'05" East, 2591.00 feet to a point 40.00 feet westerly of the center section line of said Section 2, the Point of Beginning;  
thence South 00°03'15" East, 15.00 feet along a line 40.00 feet westerly of and parallel to said center section line to a fence corner;  
thence South 45°00'22" East, 14.19 feet to a fence corner;  
thence South 00°03'15" East, 1198.84 feet along a line 30.00 feet westerly of and parallel to said section line to a 5/8" rebar, marked PLS 1586;  
thence South 89°57'52" West, 209.00 feet to a ½" iron pipe, no tag;  
thence North 00°05'15" West, 1224.27 feet to a point on the north line of said Section 2;  
thence South 89°55'05" East, 199.00 feet to the Point of Beginning.

The Basis of Bearing for this description is the south line of Section 34, Township 13 North, Range 19 East, M.D.M., as shown on the Map of Division Into Large Parcels for the Estate of Duane Myron Allerman recorded on December 17, 1985, as Document 128304, Douglas County Records.

Pursuant to NRS 111.312, this legal description was previously recorded on April 18, 2001, as Document 512524, Douglas County Records.

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