

APN: Portion of 1220-04-501-011

Recording Requested by and
Return Recorded Original to:
Douglas County, Nevada
District Attorney's Office
Post Office Box 218
Minden, Nevada 89423

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (N.R.S. Chapter 239)

GRANT OF PUBLIC UTILITY EASEMENT

THIS INDENTURE is made this 24 day of April, 2019, between JPMorgan Chase Bank, National Association ("GRANTOR"), and DOUGLAS COUNTY, a political subdivision of the State of Nevada ("GRANTEE"). GRANTOR for good and valuable consideration, the receipt of which is acknowledged, does hereby grant and convey a perpetual and permanent public utility easement, which is an interest in land, unto GRANTEE across, upon, over, through and under a strip of land (the "Easement Area") more particularly described in the legal description attached as Exhibit "A" and depicted on Exhibit "B", both of which are incorporated herein, for ingress, egress, construction, maintenance, operation, repair or replacement of public utilities, including but not limited to water facilities, as defined by Douglas County Code.

GRANTEE's entry, construction, maintenance or other activities pursuant to this Grant of Public Utility Easement shall be done in a manner which minimizes disruption to GRANTOR's business operations, and shall be performed diligently to completion in good, workmanlike fashion. Upon completion of any construction, maintenance or other activities hereunder, GRANTEE shall restore the affected portion of the Easement Area to its condition prior to such activities, and GRANTEE shall indemnify and hold GRANTOR harmless from any claims, actions, or damage caused by GRANTEE's activities on the Easement Area in connection herewith. GRANTEE shall be responsible for any damage to personal property or improvements suffered by GRANTOR by reason of GRANTEE's activities hereunder.

All rights, duties and obligations granted by this Grant of Public Utility Easement shall run with the land and shall be binding upon GRANTOR, its successors, agents and assigns forever.

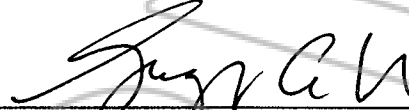
GRANTOR covenants for the benefit of GRANTEE, its successors and assigns, that no building, structure or other real property improvements will be constructed or placed on or within Easement Area without the prior written consent of GRANTEE. Such structures and improvements include, but are not limited to: drainage facilities, trees, fencing, parking canopies, and other covered facilities. GRANTOR retains, for GRANTOR's benefit, the right to maintain, use, and otherwise landscape the Easement Area for GRANTOR's own purposes provided, however, that no use will interfere with, and will be in all respects consistent with, GRANTEE's rights herein and all state, federal, and local regulations.

[Signature and acknowledgement on following page]

GRANTOR hereby represents that this Grant of Public Utility Easement has been duly executed and constitutes a valid, binding and enforceable obligation.

GRANTOR:

JPMORGAN CHASE BANK, National Association

By: 
Name: Gregg A. Vogel
Its: Executive Director

State of _____)
) ss.
County of _____)

This instrument was acknowledged before me on the _____ day of _____, 2019, by _____, the _____, of JPMORGAN CHASE BANK, National Association, on behalf thereof.

WITNESS my hand and seal

Notary Public

Please see attached CA all-purpose acknowledgment page date 04/24/2019

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of ORANGE)

On April 24 2019 before me, CARMEN MARGINEANU, NOTARY PUBLIC

Date

Here Insert Name and Title of the Officer

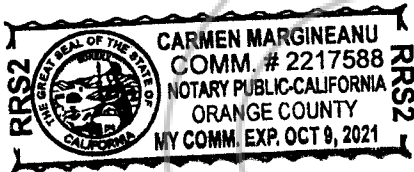
personally appeared GREGG A. VOGEL

Name(s) of Signer(s)

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/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grand of Public Utility Easement

Document Date: N/A Number of Pages: 8 including this page

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: Gregg A. Vogel

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer's Name: _____

- Corporate Officer — Title(s): _____
- Partner — Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: JPMorgan Chase Bank, N.A. Signer Is Representing: _____

Exhibit "A"
[Easement Legal Description]

COPY

EXHIBIT "A"

**DESCRIPTION OF WATER EASEMENT
FOR A.P.N. 1220-04-501-011
GARDNERVILLE, NV 89410**

That portion of the Northeast quarter of Section 4, Township 12 North, Range 20 East of the Mount Diablo Base and Meridian, Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the intersection of the Southeasterly line of Lampe Drive as described in Book 488, page 3398, records of Douglas County, Nevada, with the Easterly line of U.S. Highway 395;

THENCE North 38 degrees 54 minutes 53 seconds East 290.40 feet along said Southeasterly line;

THENCE South 51 degrees 04 minutes 00 seconds East 30.00 feet;

THENCE South 38 degrees 54 minutes 53 seconds West 3.46 feet to the POINT OF BEGINNING;

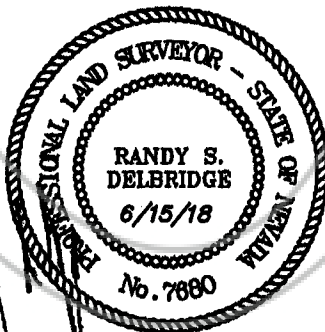
THENCE South 51 degrees 05 minutes 07 seconds East 15.00 feet;

THENCE South 38 degrees 54 minutes 53 seconds West 15.00 feet;

THENCE North 51 degrees 05 minutes 07 seconds West 15.00 feet;

THENCE North 38 degrees 54 minutes 53 seconds East 15.00 feet to the POINT OF BEGINNING.

COMPRISING 0.005 acres or 225 square feet more or less



EXPIRES 12/31/18

SUPERIOR
SURVEYING SERVICES, INC.

2122 W. Lone Cactus Dr.
Ste. 11, Phoenix, AZ 85027
623-869-0223 (office)
623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

DATE: 6/15/18

JOB NO.: 180620

Exhibit "B"
[Easement Depiction]

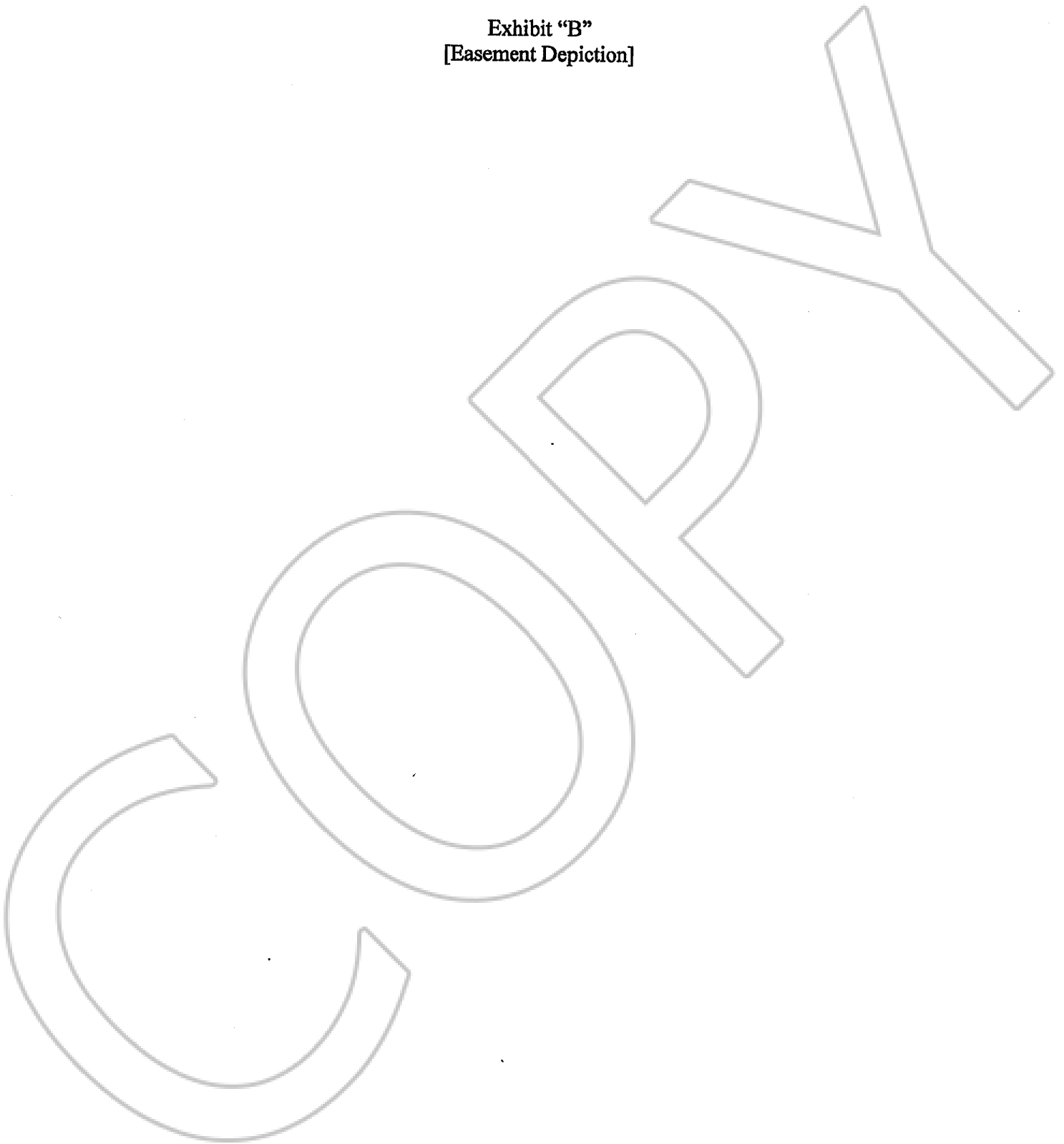


EXHIBIT "B"

DEPICTION OF WATER EASEMENT
FOR A.P.N. 1220-04-501-011
GARDNERVILLE, NV 89410

FOUND 3" BRASS CAP
MONUMENT - STATION "A"
370+44.51 40' LT.

L1

POINT OF
COMMENCEMENT

N 38°54'53" E
290.40'

LAMPE DRIVE

716.12'

425.72'

POINT OF
BEGINNING

15'X15' EASEMENT FOR WATER
CONTAINS 225 SQ. FEET±

A.P.N. 1220-04-501-011

A.P.N. 1220-04-511-019

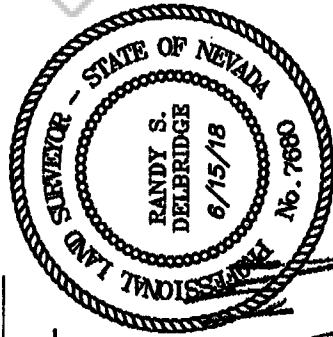
U.S. HIGHWAY 395

80'
R/W

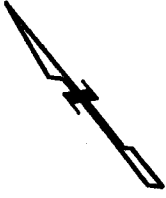
2590.65'

S 51°04'00" E

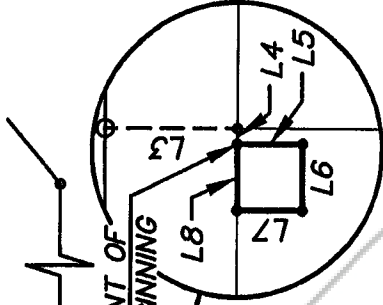
FOUND 5/8" REBAR
WITH ILLEGIBLE CAP



EXPIRES 12/31/18



NOT TO SCALE



L1	S 51°04'00" E	1213.69'
L2	N 38°56'00" E	80.00'
L3	S 51°04'00" E	30.00'
L4	S 38°54'53" W	3.46'
L5	S 51°05'07" E	15.00'
L6	S 38°54'53" W	15.00'
L7	N 51°05'07" W	15.00'
L8	N 38°54'53" E	15.00'

SUPERIOR

SURVEYING SERVICES, INC.

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Phoenix, AZ 85027
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