

APN# : 1420-26-301-007




KAREN ELLISON, RECORDER

When Recorded Mail To:

West Ridge Homes Inc.
610 Dark Horse Ct
Gardnerville, NV
89410

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature 
Peter M. Beekhof Jr.

This document was signed in counterpart

Grant of Easement

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

APN: 1420-26-401-039 (Portion)

When recorded mail to:

GRANT OF EASEMENT

THIS INDENTURE, made this 13 day of May, 2019, by and between SARA PACHECO, a widow, and ARNULFO PACHECO, JR., a single man, as joint tenants with right of survivorship, hereinafter collectively referred to as “Grantor” and WEST RIDGE HOMES, INC., a Nevada corporation, hereinafter referred to as “Grantee”.

WITNESSETH:

WHEREAS Grantor, is the owner of a certain parcel of land located in Douglas County, Nevada, generally described as Assessor’s Parcel Number 1420-26-401-039 (the Grantor’s Property);

WHEREAS WEST RIDGE HOMES, INC., a Nevada corporation, is the owner of a certain parcel of land located in Douglas County, Nevada, generally described as Assessor’s Parcel Number 1420-26-301-007 (the Grantee’s Property).

WHEREAS Grantor agrees to provide certain easement rights to Grantee for ingress and egress over and across a portion of Grantor’s Property for the sole purpose of accommodating the residential use of the Grantee’s Property;

NOW THEREFORE, the undersigned Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and deliver unto Grantee, its heirs, successors and assigns forever, a non-exclusive appurtenant Easement for the purposes of ingress and egress over and across a strip of land a minimum of

twenty-five (25) feet in width (with some areas wider than twenty-five (25) feet) along the western boundary of Grantor's Property, as more particularly described in Exhibit "A", which is incorporated by this reference as though set forth in full herein, and which is specifically in the configuration and location depicted on the attached Exhibit "B", which is incorporated by this reference as though set forth in full herein, along with a strip of land twenty-five (25) feet in width along the northern boundary of Grantor's Property, as more particularly described in Exhibit "C", which is incorporated by this reference as though set forth in full herein, and which is specifically in the configuration and location depicted on the attached Exhibit "D", which is incorporated by this reference as though set forth in full herein. The easement granted herein is solely for the benefit of the Grantee, its heirs, tenants, invitees, guests, successors and assigns.

The easement granted herein shall permit all lawful means of ingress and egress, including, but not limited to, pedestrian, equestrian, motorized vehicle and non-motorized vehicle ingress and egress, and shall include incidental rights necessary for maintenance and repair of any improvements within the easement.

TO HAVE AND TO HOLD the said easement unto the said Grantee and unto its heirs, successors and assigns forever.

///

///

///

///

///

///

0019-190
05/01/19

**DESCRIPTION
INGRESS & EGRESS EASEMENT
(A.P.N. 1420-26-401-039)**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A strip of land for ingress and egress purposes, located within a portion of Section 26, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the southwest corner of the Pacheco Parcel as shown on the Record of Survey for Cesar Pacheco filed for record January 9, 2013 in the office of Recorder, County of Douglas, State of Nevada as Document No. 815941, said point also being on the northerly right-of-way line of Stephanie Way;

thence along the west line of said Pacheco Parcel, North 00°10'49" East, 445.57 feet;

thence continuing along said west line of Pacheco Parcel, North 00°50'10" West, 367.78 feet to the northwest corner of said Pacheco Parcel;

thence along the north line of said Pacheco Parcel, South 89°57'00" East, 25.00 feet;

thence South 00°50'10" East, 368.06 feet;

thence South 00°10'49" West, 138.50 feet;

thence South 89°49'11" East, 6.00 feet;

thence South 08°38'27" East, 14.70 feet;

thence North 89°49'11" West, 8.25 feet;

thence South 00°10'49" West, 13.00 feet;

thence South 03°26'26" East, 99.73 feet;

thence South 01°48'16" East, 179.75 feet;

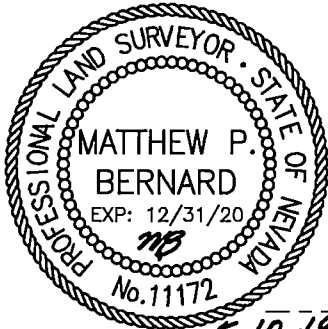
thence South 89°57'00" West, 37.52 feet to the **POINT OF BEGINNING**, containing 22,433 square feet, more or less.

The Basis of Bearing of this description is North 89°57'00" East, the north line of the Pacheco Parcel as shown on the Record of Survey for Cesar Pacheco filed for record January 9, 2013 in the office of Recorder, County of Douglas, State of Nevada as Document No. 815941.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Matthew P. Bernard, PLS 11172
P.O. Box 2229
Minden, Nevada 89423



5-10-19



5-10-19
 A.P.N. 1420-26-401-034
 STEPHEN D. & CINDY S. CAMARA

A.P.N. 1420-26-401-038
 TROLSON FAMILY TRUST

A.P.N. 1420-26-401-044
 DAVID S. & CHRISTINE L.
 LATSHAW

A.P.N. 1420-26-401-033
 AMATORE FAMILY TRUST
 2009

A.P.N. 1420-26-401-043
 GILBERT FAMILY TRUST

A.P.N. 1420-26-401-032
 FLETCHER FAMILY TRUST

A.P.N.
 1420-26-401-039
 PACHECO

A.P.N. 1420-26-401-042
 DOWNS FAMILY
 TRUST 2018

A.P.N. 1420-26-401-031
 MCPARTLAND FAMILY TRUST

A.P.N. 1420-26-401-030
 PHILIP W. & RHONDA
 BANKHEAD

PROPOSED
 INGRESS &
 EGRESS
 EASEMENT
 (22,433 SF)

A.P.N. 1420-26-401-029
 PEARCY FAMILY TRUST 2016

A.P.N. 1420-26-401-041
 WALTER DOWNS FAMILY
 TRUST 2018

POINT OF
 BEGINNING

STEPHANIE WAY

N00°50'10"W 367.78'
 500°50'10"E 368.06'
 N00°10'49"W 138.50'
 500°10'49"W
 N00°10'49"E 445.57'
 501°48'16"E 179.75'
 501°48'16"E 179.75'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°57'00"E	25.00'
L2	S89°49'11"E	6.00'
L3	S08°38'27"E	14.70'
L4	N89°49'11"W	8.25'
L5	S00°10'49"W	13.00'
L6	S03°26'26"E	99.73'
L7	S89°57'00"W	37.52'

SCALE: 1" = 150'



ROAnderson
 WWW.ROANDERSON.COM

EXHIBIT
INGRESS & EGRESS EASEMENT
(OVER A.P.N. 1420-26-401-039)
DOUGLAS COUNTY, NEVADA

MINDEN 1603 Esmeralda Ave
 P.O. Box 2229
 Minden, NV 89423
 p 775.782.2322
 f 775.782.7084

RENO 9060 Double
 Diamond Pkwy, Unit 1B
 Reno, NV 89521
 p 775.782.2322
 f 775.782.7084

Y:\Client Files\0019\0019-109\CAD\Survey\Exhibits\0019-109\EXHIBIT.dwg 5/10/2019 7:39:33 AM Dina Schnurbusch

0019-190
05/01/19

DESCRIPTION
25' INGRESS & EGRESS EASEMENT
(A.P.N. 1420-26-401-039)

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A twenty-five (25') foot wide strip of land for ingress and egress purposes, located within a portion of Section 26, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the southwest corner of the Pacheco Parcel as shown on the Record of Survey for Cesar Pacheco filed for record January 9, 2013 in the office of Recorder, County of Douglas, State of Nevada as Document No. 815941, said point also being on the northerly right-of-way line of Stephanie Way;

thence along the west line of said Pacheco Parcel, North $00^{\circ}10'49''$ East, 445.57 feet;

thence continuing along said west line of the Pacheco Parcel, North $00^{\circ}50'10''$ West, 342.78 feet to the **POINT OF BEGINNING**;

thence continuing along the west line of said Pacheco Parcel, North $00^{\circ}50'10''$ West, 25.00 feet to the north line of said Pacheco Parcel;

thence along the north line of said Pacheco Parcel, South $89^{\circ}57'00''$ East, 249.22 feet to the northeast corner of said Pacheco Parcel;

thence along the east line of said Pacheco Parcel, South $00^{\circ}03'46''$ East, 25.00 feet;

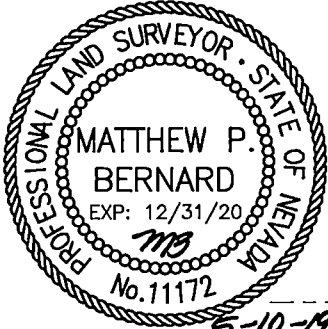
thence North $89^{\circ}57'00''$ West, 248.88 feet to the **POINT OF BEGINNING**, containing 6,226 square feet, more or less.

The Basis of Bearing of this description is North $89^{\circ}57'00''$ East, the north line of the Pacheco Parcel as shown on the Record of Survey for Cesar Pacheco filed for record January 9, 2013 in the office of Recorder, County of Douglas, State of Nevada as Document No. 815941.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Matthew P. Bernard, PLS 11172
P.O. Box 2229
Minden, Nevada 89423

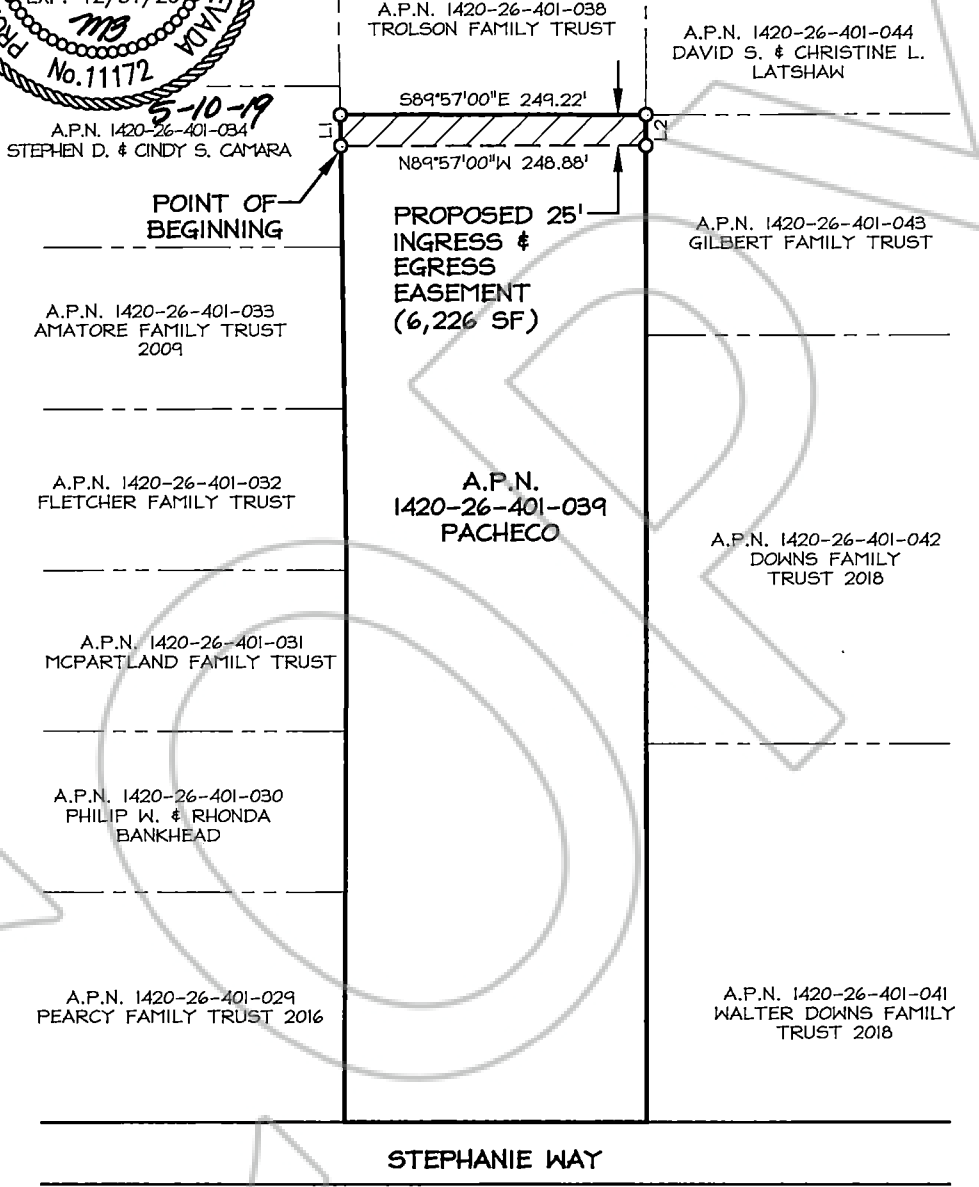


5-10-19



LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°50'10"W	25.00'
L2	S00°03'46"E	25.00'

SCALE: 1" = 150'



Y:\Client_Files\0019\0019-109\CAD\Survey\Exhibits\0019-109\EXHIBIT.dwg 5/10/2019 7:37:33 AM Dina Schnurbusch

ROAnderson
WWW.ROANDERSON.COM

EXHIBIT
25' INGRESS & EGRESS EASEMENT
(OVER A.P.N. 1420-26-401-039)
DOUGLAS COUNTY, NEVADA

MINDEN 1603 Emerald Ave
P.O. Box 2229
Minden, NV 89423
p 775.782.2322
f 775.782.7084

RENO 9060 Double
Diamond Pkwy, Unit 1B
Reno, NV 89521
p 775.782.2322
f 775.782.7084