

APN: 1419-04-001-002
1419-04-001-003



KAREN ELLISON, RECORDER

Recording Requested and Mail To:
JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

EASEMENT DEED

THIS INDENTURE, made on February 5, 2020, by and between BARBARA K. ALEXANDER, TRUSTEE of the BKA FAMILY TRUST dated December 20, 2010, as to an undivided 90% interest; and JAMES W. ALEXANDER, TRUSTEE of the JWA FAMILY TRUST dated December 28, 2010, as to an undivided 10% interest (Grantor), and BARBARA K. ALEXANDER, TRUSTEE of the BKA FAMILY TRUST dated December 20, 2010, as to an undivided 90% interest; and JAMES W. ALEXANDER, TRUSTEE of the JWA FAMILY TRUST dated December 28, 2010, as to an undivided 10% interest (Grantee).

WITNESSETH:

WHEREAS, BARBARA K. ALEXANDER, TRUSTEE of the BKA FAMILY TRUST dated December 20, 2010, as to an undivided 90% interest; and JAMES W. ALEXANDER, TRUSTEE of the JWA FAMILY TRUST dated December 28, 2010, as to an undivided 10% interest is the owner of that certain real property located in Douglas County, Nevada commonly referred to as Assessor's Parcel Number 1419-04-001-002 and more particularly described on Exhibit "1" attached hereto and incorporated herein by this reference;

WHEREAS, BARBARA K. ALEXANDER, TRUSTEE of the BKA FAMILY TRUST dated December 20, 2010, as to an undivided 90% interest; and JAMES W. ALEXANDER, TRUSTEE of the JWA FAMILY TRUST dated December 28, 2010, as to an undivided 10% interest is the owner of that certain real property located in Douglas County, Nevada commonly referred to as Assessor's Parcel Number 1419-04-001-003 and more particularly described on Exhibit "2" attached hereto and incorporated herein by this reference;

WHEREAS, Grantor agrees to provide to Grantee certain easement rights for a private pipe and ditch easement over a portion of Grantor's property.

NOW THEREFORE, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and deliver unto Grantee, their successors and assigns, a non-exclusive Easement for the purpose of developing and maintaining a private pipe and ditch across a 5,884 square foot portion of the Grantor property as more particularly described on Exhibit "3" attached hereto and incorporated herein by this reference. This grant of easement is solely for the benefit of the Grantee properties and shall run with the land and shall be binding upon and shall inure to the benefit of Grantee, their heirs, successors and assigns.

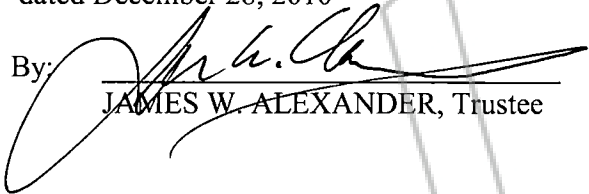
TO HAVE AND TO HOLD said easement unto Grantee and unto their successor and assigns forever.

IN WITNESS WHEREOF, the said Parties have executed this instrument to be effective on the day and year first above written.

BKA FAMILY TRUST,
dated December 20, 2010

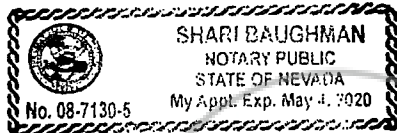
By: Barbara K. Alexander
BARBARA K. ALEXANDER, Trustee

JWA FAMILY TRUST,
dated December 28, 2010

By: 
JAMES W. ALEXANDER, Trustee

STATE OF NEVADA)
 : ss.
CARSON CITY)

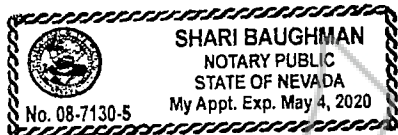
On Feb. 5, 2020, personally appeared before me, a notary public, BARBARA K. ALEXANDER, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Easement Deed.




NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
CARSON CITY)

On Feb. 5, 2020, personally appeared before me, a notary public, JAMES W. ALEXANDER, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Easement Deed.




NOTARY PUBLIC

EXHIBIT "1"

PARCEL 1A:

PARCEL 1, AS SET FORTH ON PARCEL MAP FOR JAMES W. ALEXANDER AND BARBARA K. ALEXANDER AND CHARLES M. SCHOTT JR., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 3, 1993, IN BOOK 593, OF OFFICIAL RECORDS AT PAGE 152, AS DOCUMENT NO. 306156.

PARCEL 2A:

TOGETHER WITH A PERMANENT EASEMENT FOR ACCESS AND PUBLIC UTILITY PURPOSES OVER THAT CERTAIN PARCEL AS DESCRIBED IN DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED ON SEPTEMBER 01, 1993 IN BOOK 993 AT PAGE 173 AS DOCUMENT NO. 316682, OFFICIAL RECORDS.

PARCEL 3A:

TOGETHER WITH A PERMANENT PRIVATE USE EASEMENT AND RIGHT-OF-WAY OVER THAT CERTAIN PARCEL AS DESCRIBED IN DOCUMENT ENTITLED "PRIVATE USE EASEMENT" RECORDED ON NOVEMBER 16, 2006 IN BOOK 1106 AT PAGE 6062 AS DOCUMENT NO. 688885, OFFICIAL RECORDS.

PARCEL 4A:

TOGETHER WITH AN ACCESS EASEMENT AS DESCRIBED IN DOCUMENT ENTITLED "ACCESS EASEMENT AGREEMENT" RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON OCTOBER 27, 2008 IN BOOK 1008 AT PAGE 4087 AS DOCUMENT NO. 731978, OFFICIAL RECORDS.

Pursuant to NRS 111.312, this legal description was previously recorded in the Official Records of Douglas County, Nevada on December 21, 2018, as Document No. 2018-923862.

EXHIBIT "2"

PARCEL 1B:

PARCEL 2, AS SET FORTH ON PARCEL MAP FOR JAMES W. ALEXANDER AND BARBARA K. ALEXANDER AND CHARLES M. SCHOTT JR., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 3, 1993, IN BOOK 593, OF OFFICIAL RECORDS AT PAGE 152, AS DOCUMENT NO. 306156.

PARCEL 2B:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER THOSE PARCELS OF LAND AS DESCRIBED IN DOCUMENT ENTITLED "EASEMENT DEED" RECORDED ON NOVEMBER 15, 2017 IN BOOK N/A AS DOCUMENT NO. 906960, OFFICIAL RECORDS.

Pursuant to NRS 111.312, this legal description was previously recorded in the Official Records of Douglas County, Nevada on December 21, 2018, as Document No. 2018-923862.

EXHIBIT "3"

COPY

EXHIBIT

DESCRIPTION

PRIVATE PIPE AND DITCH EASEMENT - ADJUSTED PARCEL ONE

A parcel of land for private pipe and ditch purposes within a portion of the Northeast One-Quarter of the Northwest One-Quarter of Section 4, Township 14 North, Range 19 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at point (P.O.B. (1)) which bears South 25°21'46" West, 876.36 feet from the Northeast corner of Parcel 2 as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Schott Jr., Document No. 306156, of the Douglas County Recorder's Office;

Thence the following twenty-six courses:

- 1) South 89°53'06" East, 10.26 feet;
- 2) South 13°00'22" West, 8.23 feet;
- 3) South 27°18'42" East, 9.66 feet;
- 4) South 31°55'22" West, 70.08 feet;
- 5) South 65°53'37" West, 25.27 feet;
- 6) South 39°00'04" West, 74.96 feet;
- 7) South 29°03'44" West, 68.06 feet;
- 8) South 23°36'18" West, 89.41 feet;
- 9) South 61°59'20" West, 35.08 feet;
- 10) South 84°25'00" West, 40.28 feet;
- 11) North 78°51'34" West, 18.11 feet;
- 12) South 79°59'16" West, 24.95 feet;
- 13) South 59°27'07" West, 129.67 feet to a point on the Northerly line of an existing 10' wide drainage easement per Document No. 306156;
- 14) North 34°26'43" West, along said Northerly line, 10.02 feet;
- 15) North 59°27'07" East, 132.16 feet;
- 16) North 79°59'16" East, 28.63 feet;
- 17) South 78°51'34" East, 18.51 feet;
- 18) North 84°25'00" East, 36.83 feet;
- 19) North 61°59'20" East, 29.61 feet;
- 20) North 23°36'18" East, 86.40 feet;
- 21) North 29°03'44" East, 69.41 feet;
- 22) North 39°00'04" East, 78.22 feet;
- 23) North 65°53'37" East, 24.61 feet;
- 24) North 31°55'22" East, 61.34 feet;
- 25) North 27°18'42" West, 7.64 feet;
- 26) North 13°00'22" East, 9.62 feet to the POINT OF BEGINNING;

Containing 5,884 square feet, more or less.

TOGETHER WITH A parcel of land for private pipe and ditch purposes within a portion of the Northeast One-Quarter of the Northwest One-Quarter of Section 4, Township 14 North, Range 19 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at point (P.O.B. (2)) which bears South 31°29'24" West, 915.18 feet from the Northeast corner of Parcel 2 as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Schott Jr., Document No. 306156, of the Douglas County Recorder's Office;

Thence the following nineteen courses:

- 1) South 57°41'18" East, 11.25 feet;
- 2) South 59°32'01" West, 4.89 feet;
- 3) South 01°52'32" West, 58.24 feet;
- 4) South 27°27'47" West, 15.07 feet;
- 5) South 64°49'28" West, 64.17 feet;
- 6) South 16°18'03" West, 43.05 feet;
- 7) South 38°08'05" West, 155.51 feet;
- 8) South 37°00'04" West, 57.21 feet;
- 9) South 56°50'07" West, 106.09 feet to a point on the Northerly line of an existing 10' wide drainage easement per Document No. 306156;
- 10) North 69°18'53" West, along said Northerly line, 10.55 feet;
- 11) Continuing along said Northerly line, North 62°17'45" West, 1.69 feet;
- 12) North 56°50'07" East, 111.39 feet;
- 13) North 37°00'04" East, 55.56 feet;
- 14) North 38°08'05" East, 153.68 feet;
- 15) North 16°18'03" East, 45.62 feet;
- 16) North 64°49'28" East, 65.30 feet;
- 17) North 27°27'47" East, 9.41 feet;
- 18) North 01°52'32" East, 61.47 feet;
- 19) North 59°32'01" East, 5.25 feet;

Containing 5,061 square feet, more or less.

Basis of Bearing: The North-South Center of Section line of Section 4, T.14 N., R.19 E., M.D.M., as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Schott Jr., filed for record May 3, 1993, Official Records of Douglas County, as Document No. 306156. (S. 00°25'56" W.)

Prepared by:

Todd A. Enke, Nevada PLS No. 19734

Resource Concepts, Inc.

340 N. Minnesota St.

Carson City, NV 89703

(775) 883-1600



LINE TABLE

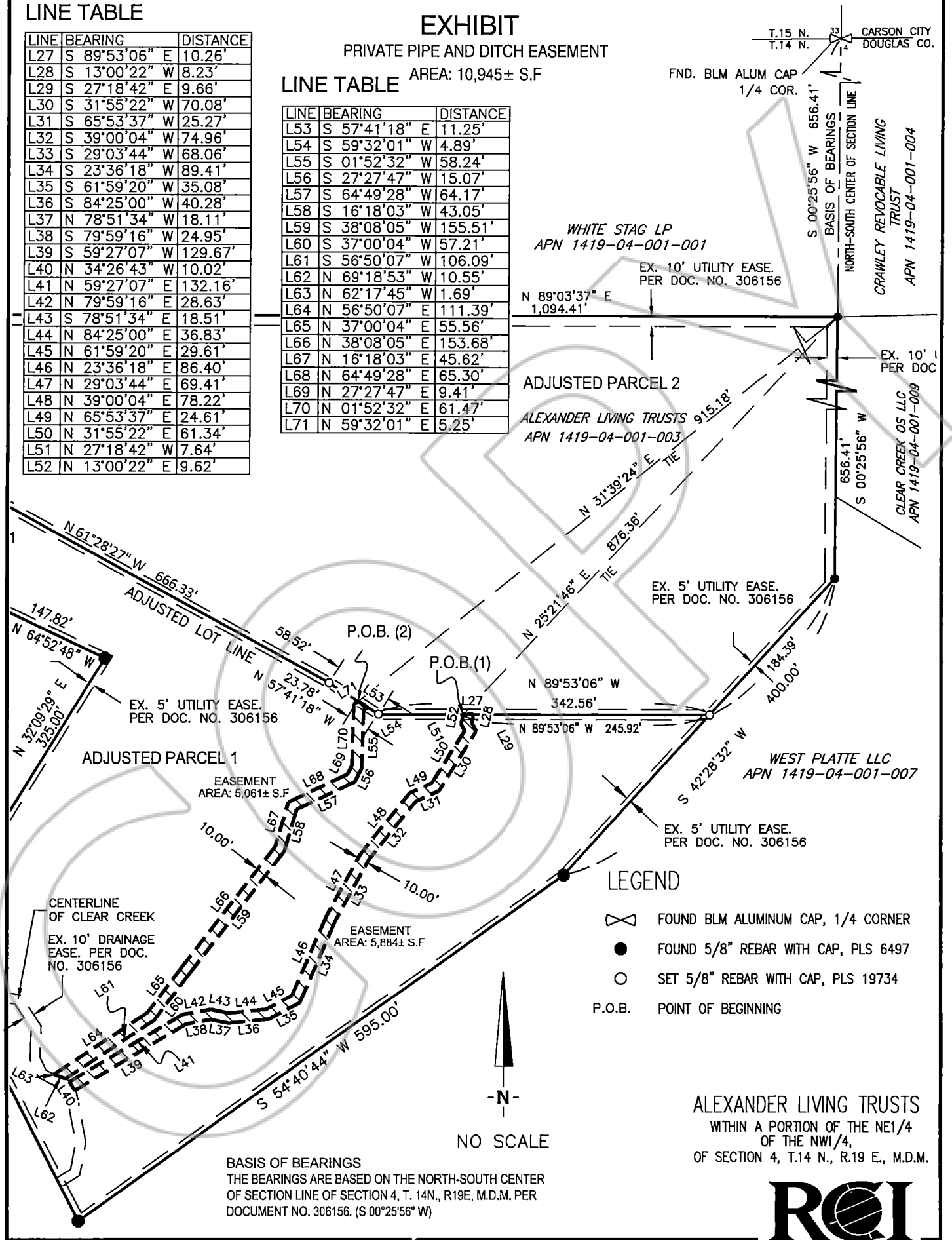
LINE	BEARING	DISTANCE
L27	S 89°53'06" E	10.26'
L28	S 13°00'22" W	8.23'
L29	S 27°18'42" E	9.66'
L30	S 31°55'22" W	70.08'
L31	S 65°53'37" W	25.27'
L32	S 39°00'04" W	74.96'
L33	S 29°03'44" W	68.06'
L34	S 23°36'18" W	89.41'
L35	S 61°59'20" W	35.08'
L36	S 84°25'00" W	40.28'
L37	N 78°51'34" W	18.11'
L38	S 79°59'16" W	24.95'
L39	S 59°27'07" W	129.67'
L40	N 34°26'43" W	10.02'
L41	N 59°27'07" E	132.16'
L42	N 79°59'16" E	28.63'
L43	S 78°51'34" E	18.51'
L44	N 84°25'00" E	36.83'
L45	N 61°59'20" E	29.61'
L46	N 23°36'18" E	86.40'
L47	N 29°03'44" E	69.41'
L48	N 39°00'04" E	78.22'
L49	N 65°53'37" E	24.61'
L50	N 31°55'22" E	61.34'
L51	N 27°18'42" W	7.64'
L52	N 13°00'22" E	9.62'

EXHIBIT

PRIVATE PIPE AND DITCH EASEMENT
AREA: 10,945± S.F

LINE TABLE

LINE	BEARING	DISTANCE
L53	S 57°41'18" E	11.25'
L54	S 59°32'01" W	4.89'
L55	S 01°52'32" W	58.24'
L56	S 27°27'47" W	15.07'
L57	S 64°49'28" W	64.17'
L58	S 16°18'03" W	43.05'
L59	S 38°08'05" W	155.51'
L60	S 37°00'04" W	57.21'
L61	S 56°50'07" W	106.09'
L62	N 69°18'53" W	10.55'
L63	N 62°17'45" W	1.69'
L64	N 56°50'07" E	111.39'
L65	N 37°00'04" E	55.56'
L66	N 38°08'05" E	153.68'
L67	N 16°18'03" E	45.62'
L68	N 64°49'28" E	65.30'
L69	N 27°27'47" E	9.41'
L70	N 01°52'32" E	61.47'
L71	N 59°32'01" E	5.25'



LEGEND

- FOUND BLM ALUMINUM CAP, 1/4 CORNER
- FOUND 5/8" REBAR WITH CAP, PLS 6497
- SET 5/8" REBAR WITH CAP, PLS 19734
- P.O.B.** POINT OF BEGINNING



NO SCALE

BASIS OF BEARINGS
THE BEARINGS ARE BASED ON THE NORTH-SOUTH CENTER OF SECTION LINE OF SECTION 4, T. 14N., R.19E., M.D.M. PER DOCUMENT NO. 306156. (S 00°25'56" W)

ALEXANDER LIVING TRUSTS
WITHIN A PORTION OF THE NE1/4
OF THE NW1/4,
OF SECTION 4, T.14 N., R.19 E., M.D.M.

