

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 access and utility 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 access and utility easement across a 4,481 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.

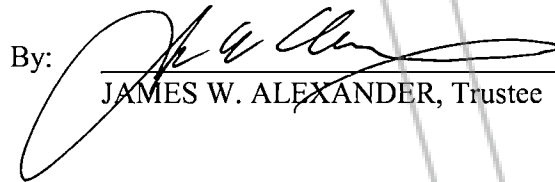
TO HAVE AND TO HOLD said easement unto Grantee and unto their successor and assigns forever.

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)

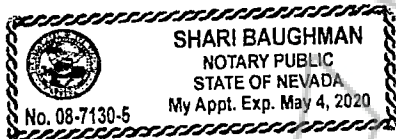
On Feb. 5, 2020, personally appeared before me, a notary public, BARBARA K. ALEXANDER, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Easement Deed.




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:

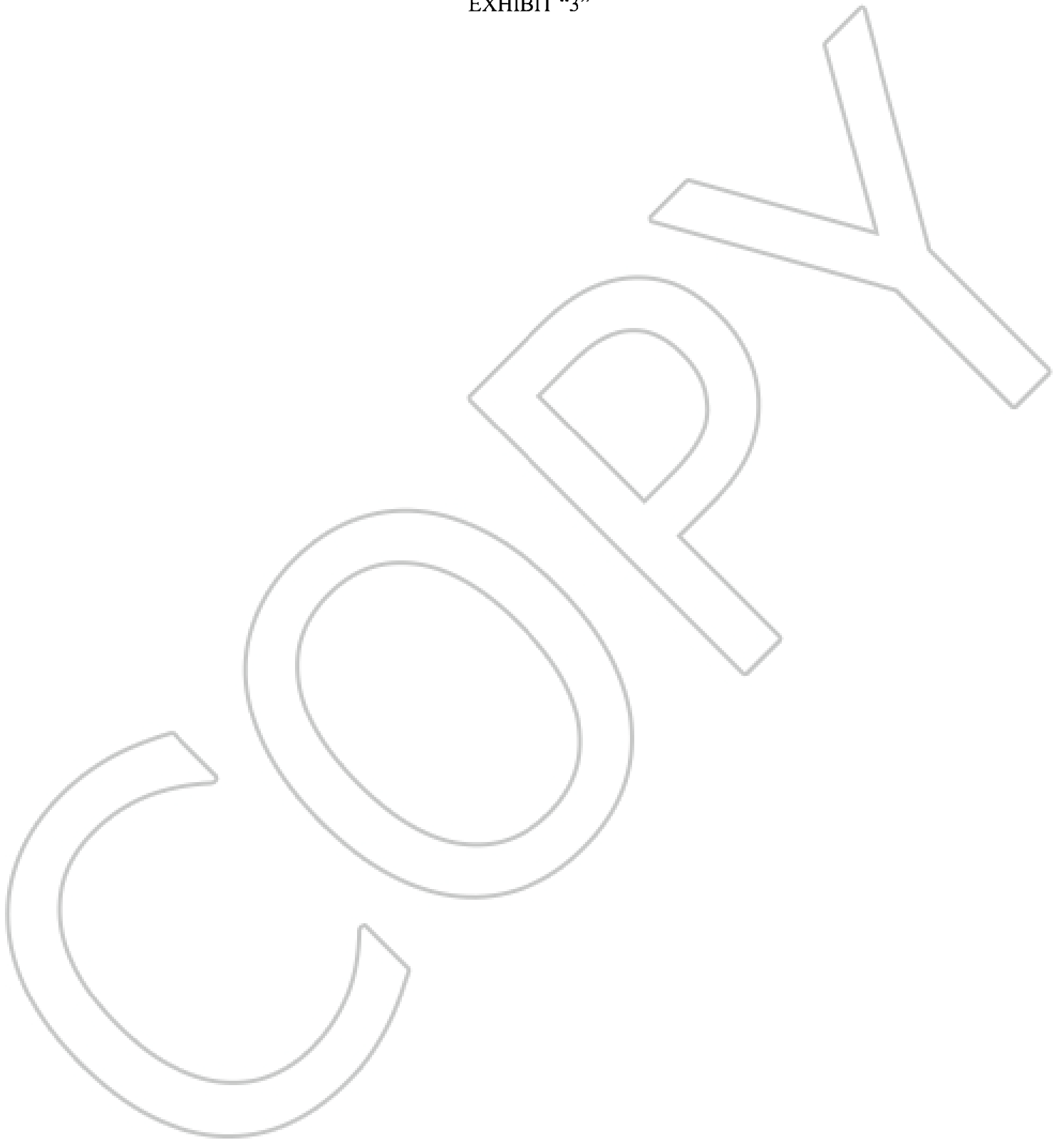
PARCEL 2, AS SET FORTH ON PARCEL MAP FOR JAMES W. ALEXANDER AND BARBARA K. ALEXANDER AND CHARLES M. SCHOTT JR., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 3, 1993, IN BOOK 593, OF OFFICIAL RECORDS AT PAGE 152, AS DOCUMENT NO. 306156.

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"



EXHIBIT

DESCRIPTION

**PRIVATE ACCESS AND UTILITY EASEMENT SERVING
THE ALEXANDER LIVING TRUSTS**

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, for private access and utility easement purposes, being more particularly described as follows:

BEGINNING at a point (P.O.B.) which point bears South 10°05'43" West, 804.82 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;

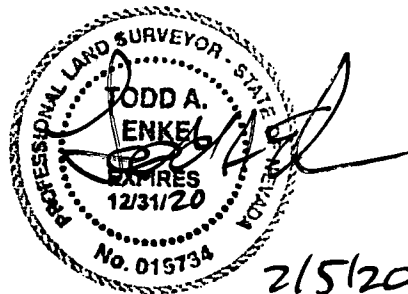
Thence the following sixteen courses:

- 1) South 55°45'29" West, 40.53 feet;
- 2) South 69°02'07" West, 31.99 feet;
- 3) North 89°40'26" West, 43.23 feet;
- 4) North 80°04'17" West, 44.54 feet;
- 5) South 87°11'07" West, 46.11 feet;
- 6) North 58°09'41" West, 36.10 feet;
- 7) North 77°39'43" West 4.08 feet;
- 8) North 73°54'12" West 33.18 feet;
- 9) South 89°53'06" East, 57.75 feet;
- 10) South 58°09'41" East, 16.53 feet;
- 11) North 87°11'07" East, 42.10 feet;
- 12) South 80°04'17" East, 45.09 feet;
- 13) South 89°40'26" East, 37.79 feet;
- 14) North 69°02'07" East, 25.89 feet;
- 15) North 55°45'39" East 8.95 feet;
- 16) South 89°53'06" East, 35.44 feet to the POINT OF BEGINNING.

Containing 4,481 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



EXHIBIT

PRIVATE ACCESS EASEMENT
AREA: 4,481 ± S.F.

LEGEND

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

WHITE STAG LP
APN 1419-04-001-001

CRAWLEY REVOCABLE
LIVING TRUST
APN 1419-04-001-004

N 89°03'37" E 1,322.00'

1,094.41'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 55°45'29" W	40.53'
L2	S 69°02'07" W	31.99'
L3	N 89°40'26" W	43.23'
L4	N 80°04'17" W	44.54'
L5	S 87°11'07" W	46.11'
L6	N 58°09'41" W	36.10'
L7	N 77°39'43" W	4.08'
L8	N 73°54'12" W	33.18'
L9	S 89°53'06" E	57.75'
L10	S 58°09'41" E	16.53'
L11	N 87°11'07" E	42.10'
L12	S 80°04'17" E	45.09'
L13	S 89°40'26" E	37.79'
L14	N 69°02'07" E	25.89'
L15	N 55°45'39" E	8.95'
L16	S 89°53'06" E	35.44'

ADJUSTED PARCEL 2

ALEXANDER LIVING TRUSTS
APN 1419-04-001-003

CLEAR CREEK OS LLC
APN 1419-04-001-009

N 89°53'06" W 330.75'
274.66'

ADJUSTED PARCEL 1

PROPOSED NEW
LOT LINE



SCALE: 1" = 100'

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.



Resource Concepts Inc