

APN: 1418-27-210-37 and 1418-27-210-036



KAREN ELLISON, RECORDER

RECORDING REQUESTED BY AND WHEN RECORDED MAIL TO:

SJT, LLC
PO Box 10341
Zephyr Cove, NV 89448

PEDESTRIAN ACCESS AGREEMENT

THIS PEDESTRIAN ACCESS AGREEMENT (the "Agreement") is made effective this 7 day of Feb., 2020, by Jay and Dana Poe ("Poe") as owners of Parcel C (defined below) and SJT, LLC, a Nevada limited liability company ("SJT") as owner of Parcel D (defined below), and collectively be known as ("the Parties").

WITNESSETH:

WHEREAS, Poe is the owner of that parcel of property located in Douglas County, Nevada and commonly known as 1472 Flowers Avenue (Assessor's Parcel No. 1418-27-210-036), and more particularly described as Adjusted Amended Parcel C (previously 1418-27-210-029) on that Record of Survey Supporting a Boundary Line Adjustment, recorded in Douglas County on June 30, 2016, as Document Number 2016-883638 ("Parcel C").

WHEREAS, SJT is the owner of that parcel of property located in Douglas County, Nevada and commonly known as 1470 Flowers Avenue (Assessor's Parcel No. 1418-27-210-037), and more particularly described as Adjusted Amended Parcel D (previously 1418-27-210-030) on that Record of Survey Supporting a Boundary Line Adjustment, recorded in Douglas County on June 30, 2016, as Document Number 2016-883638 ("Parcel D").

NOW THEREFORE, in consideration of mutual covenants and promises of the parties hereto, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereto hereby agree to allow shorezone pedestrian access benefiting the owners of Parcel D and their successors and assigns a 5-foot wide easement on and across Parcel C per the attached Pedestrian Access Easement Description and Easement Exhibit drafted by Turner and Associates dated Feb. 7, 2020.

GRANT OF EASEMENT:

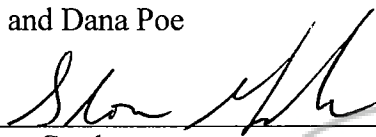
1. Pedestrian Access Easement. The owners of Parcel C shall grant an easement benefiting the owners of Parcel D to access Parcel D's shorezone land area.

2. Condition of Easement. The owners of Parcel C shall keep easement area in a safe and accessible condition.

3. Loitering in Easement. The owners and guests of Parcel D shall not loiter and shall be quiet and respectful while accessing across easement area.

IN WITNESS WHEREOF, the parties hereto have set their hand on the day and date first above written.

Jay and Dana Poe

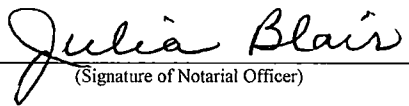


DATED: Feb 7, 2020

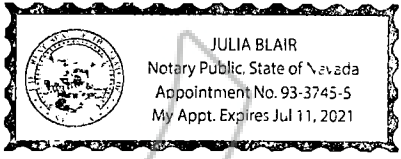
Sloan Gordon
Power of Attorney for
Jay and Dana Poe
PO Box 10341
Zephyr Cove, NV 89448

State of NEVADA)
 :SS.
County of DOUGLAS)

This instrument was acknowledged before me on Feb. 7, 2020 by Sloan Gordon.



(Signature of Notarial Officer)



IN WITNESS WHEREOF, the parties hereto have set their hand on the day and date first above written.

SJT, LLC

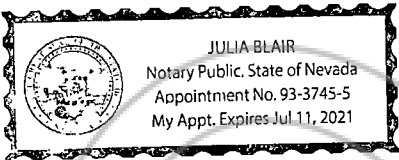
Sloan Gordon
Sloan Gordon, its Manager

DATED: Feb 7, 2020

State of NEVADA)
 :ss.
County of DOUGLAS)

This instrument was acknowledged before me on February 7 2020 by Sloan Gordon, as Manager of SJT, LLC.

Julia Blair
(Signature of Notarial Officer)



February 7, 2020
16034

DESCRIPTION
Pedestrian Access Easement

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

All that portion of Adjusted Amended Lot C as shown on that Record of Survey Supporting a Boundary Line Adjustment for Jay & Dana Poe, filed for record on June 30, 2016 as Document Number 2016-883638, being more particularly described as follows:

Beginning at a Point that bears North $63^{\circ}55'00''$ West 56.34 feet from a Westerly corner common to said Adjusted Amended Lot C and Adjusted Amended Lot D per said Record of Survey Supporting a Boundary Line Adjustment for Jay & Dana Poe,

A 5 foot wide easement, being 2.5 feet on each side of the following four(4) courses:

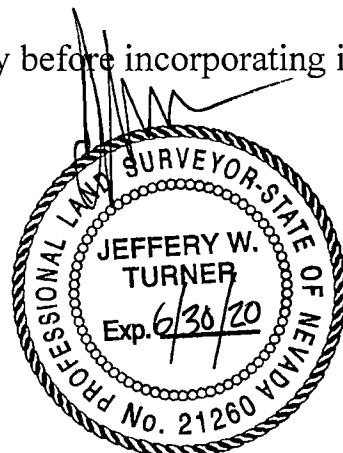
thence North $17^{\circ}38'32''$ East 4.97 feet;
thence North $53^{\circ}50'45''$ West 4.35 feet;
thence North $42^{\circ}36'27''$ West 32.59 feet;
thence South $66^{\circ}06'44''$ West 22.89 feet to the property line common to said Adjusted Amended Lot C and Adjusted Amended Lot D and the Point of Termination of this easement.

The side lines of these easements can be lengthened or shortened to meet the property lines.

The Basis of Bearing for this description is said Record of Survey Supporting a Boundary Line Adjustment for Jay & Dana Poe per Document Number 2016-883638.

Note: Refer this description to your title company before incorporating into any legal document.

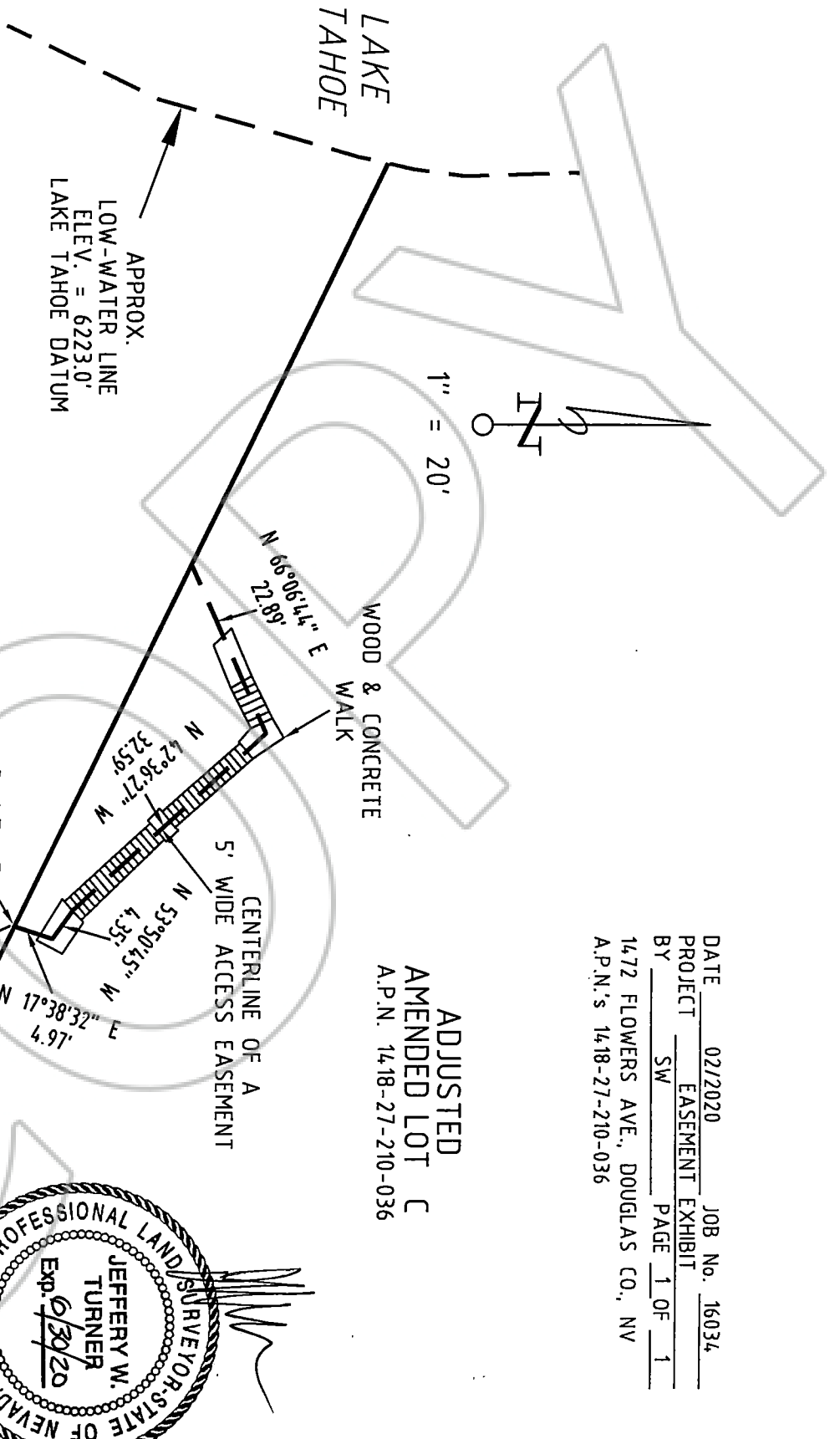
Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



DATE 02/2020 JOB No. 16034
 PROJECT EASEMENT EXHIBIT
 BY SW PAGE 1 OF 1
 1472 FLOWERS AVE., DOUGLAS CO., NV
 A.P.N.'s 14-18-27-210-036

ADJUSTED
 AMENDED LOT C
 A.P.N. 14-18-27-210-036

ADJUSTED
 AMENDED LOT D
 A.P.N. 14-18-27-210-037



JA **TURNER & ASSOCIATES, INC.**
 LAND SURVEYING
 (775) 588-5558
 308 DORLA COURT, SUITE 203
 ROUND HILL, NEVADA
 P.O. BOX 5867 - STATELINE, NEVADA 89449
 PROJECT FILE 16034