

APN: 1320-32-814-004



KAREN ELLISON, RECORDER

Recording Requested by and  
Return Recorded Original to:  
Town of Gardnerville  
1407 US Highway 395 N  
Gardnerville, Nevada 89410

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 AND FACILITY EASEMENT**

THIS INDENTURE is made this 2<sup>nd</sup> day of April, 2020, between Michael K. Lawton of the Michael K. Lawton Revocable Living Trust (“GRANTOR”), and TOWN OF GARDNERVILLE, a political subdivision of the County of Douglas (“GRANTEE”). The GRANTOR for good and valuable consideration, the receipt of which is acknowledged does hereby grants and conveys a perpetual and permanent, approximately 1.5-foot wide public utility and facility easement, which is an interest in land, unto GRANTEE across, upon, over, though and under a strip of land 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 and facilities, including but not limited to sidewalk facilities.

All rights, duties and obligations granted by this Grant of Public Utility and Facility 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, the GRANTEE's rights herein and all state, federal, and local regulations.

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

**GRANTOR**

By: *Michael K. Lawton*  
MICHAEL K. LAWTON

STATE OF NEVADA

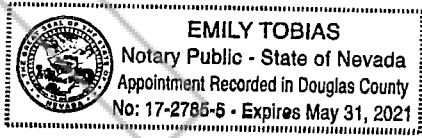
)  
) ss.

COUNTY OF DOUGLAS

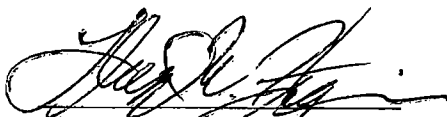
On the 2 day of April, 2020, personally appeared before me, *Emily Tobias*, a Notary Public, *Michael K. Lawton* who acknowledged that ~~she~~<sup>he</sup> executed the above instrument.

WITNESS my hand and official seal.

By: *Emily Tobias*  
Notary Public



**GRANTEE**

By:   
Lloyd W. Higuera, Chair  
Gardnerville Town Board

**STATE OF NEVADA**


)

) ss.

**COUNTY OF DOUGLAS**

)

On the 2nd day of June, 2020, personally appeared before me, ~~Lloyd W. Higuera~~ Carol A. Louthan, a Notary Public, Lloyd W. Higuera, who acknowledged that he executed the above instrument.

By:   
Notary Public



1393-029  
03/4/2020

**DESCRIPTION  
PUBLIC UTILITY & FACILITIES EASEMENT  
(OVER A.P.N. 1320-32-814-004)**

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

A strip of land for public utility and facilities easement purposes located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

**BEGINNING** at the intersection of the northerly right-of-way line of Douglas Avenue and the easterly right-of-way line of High School Street;

thence along the easterly right-of-way line of said High School Street, North 45°04'53" East, 170.00 feet to a point on the northerly boundary of A.P.N. 1320-32-814-014;

thence along said northerly boundary of A.P.N. 1320-32-81-014, South 44°50'00" East, 1.00 feet;

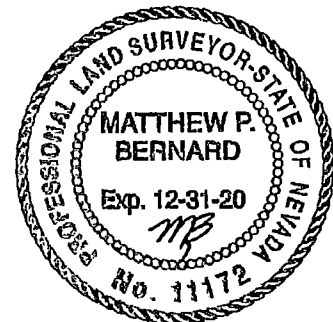
thence South 45°04'53" West, 169.00 feet;

thence South 00°07'27" West, 1.42 feet to a point on the northerly right-of-way line of said Douglas Avenue;

thence along said northerly right-of-way line of Douglas Avenue, North 44°50'00" West, 2.00 feet to the **POINT OF BEGINNING**, containing 171 square feet, more or less.

The Basis of Bearing of this description is South 44°50'00" East, the centerline of Douglas Avenue as determined by existing improvements and as shown on the Map of the Hawkins Addition to Gardnerville as prepared by O.L. Hussman and filed for record in 1915 in the office of Recorder, Douglas County, Nevada.

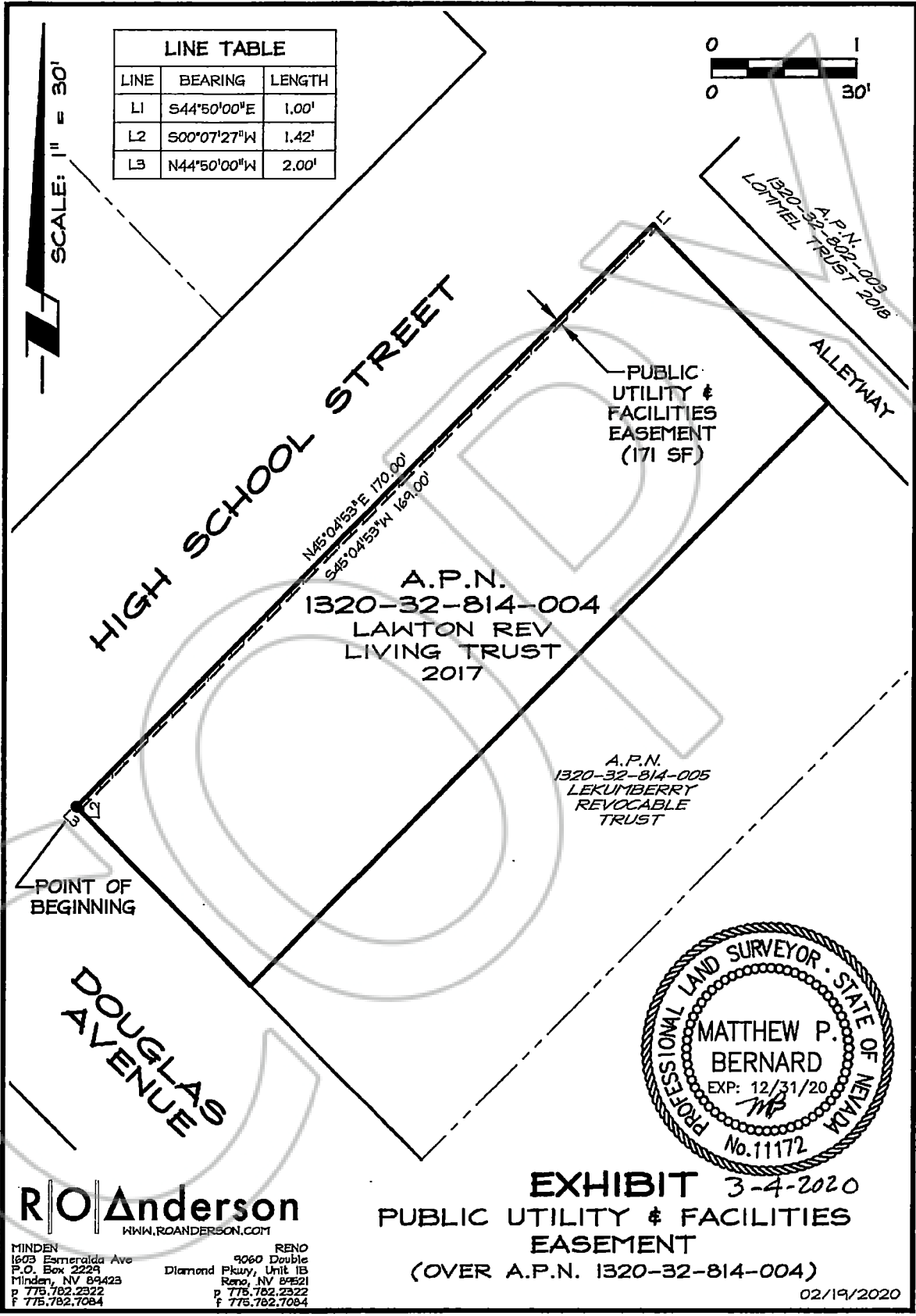
Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Mathew P. Bernard, P.L.S. 11172  
P.O. Box 2229  
Minden, Nevada 89423



3-4-2020

**EXHIBIT A**

Y:\Client\Files\1399-029\CAD\Survey\Exhibits\1399-029EXH-east.dwg 3/4/2020 10:27:17 AM Dina Schmrbusch



LINE TABLE		
LINE	BEARING	LENGTH
L1	S44°50'00"E	1.00'
L2	S00°07'27"W	1.42'
L3	N44°50'00"W	2.00'



**HIGH SCHOOL STREET**

POINT OF BEGINNING

**DOUGLAS AVENUE**

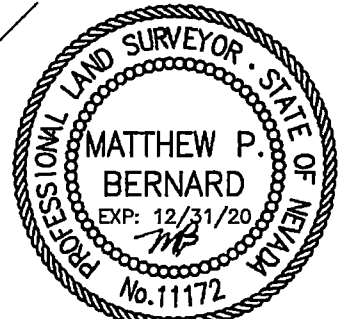
A.P.N.  
1320-32-814-004  
LAWTON REV  
LIVING TRUST  
2017

PUBLIC  
UTILITY &  
FACILITIES  
EASEMENT  
(171 SF)

A.P.N.  
1320-32-802-003  
LOTTIEL TRUST 2018

ALLEYWAY

A.P.N.  
1320-32-814-005  
LEKUMBERRY  
REVOCABLE  
TRUST



**RO Anderson**  
WWW.ROANDERSON.COM

**EXHIBIT 3-4-2020**  
**PUBLIC UTILITY & FACILITIES**  
**EASEMENT**  
**(OVER A.P.N. 1320-32-814-004)**

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

02/19/2020

**EXHIBIT B**