

A.P.N. 1219-12-002-015  
A.P.N. 1220-07-002-010  
A.P.N. 1220-07-002-021



KAREN ELLISON, RECORDER

Recording Requested by and  
Return Recorded Original to:  
Douglas County, Nevada  
Community Development Department  
Post Office Box 218  
Minden, Nevada 89423

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)

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### GRANT OF PUBLIC UTILITY EASEMENT

THIS INDENTURE is made this 21st. & 22nd. day of August, 2020,

between Elizabeth J. Cordes, Trustee; Lisa Marie Filbin, Trustee, and Gregory Allan Cordes,

Vestee ("GRANTORS"), and DOUGLAS COUNTY, a political subdivision of the State of  
Nevada ("GRANTEE"). The GRANTORS for good and valuable consideration, the receipt

of which is acknowledged do hereby grant and convey a perpetual and permanent, public

utility easement, which is an interest in land, unto GRANTEE across, upon, over, through

and under a strip of land more particularly described in the legal description attached as

Exhibit "A" and depicted on Exhibit "B", and Exhibit "C" all of which are incorporated herein,

for ingress, egress, construction, maintenance, operation, repair or replacement of public utilities,

including but not limited to water facilities, as defined by Douglas County Code.

All rights, duties and obligations granted by this Grant of Public Utility Easement shall  
run with the land and shall be binding upon GRANTORS, their successors, agents and assigns  
forever.

GRANTORS covenant for the benefit of GRANTEE, its successors, 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. GRANTORS retain, for GRANTORS benefit, the right to maintain, use, and otherwise landscape the Easement Area for GRANTORS 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.

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

**GRANTOR:**

**CORDES FAMILY TRUST, Dated April 29, 2002**

By: Elizabeth J. Cordes  
ELIZABETH J. CORDES, Trustee

**Notary Certificate:**

STATE OF NEVADA                    )  
  )SS.  
DOUGLAS COUNTY                    )

On the 7<sup>th</sup> day of August, 2020, before me, Janice Eady, a Notary Public, personally appeared Elizabeth J. Cordes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged to me that she executed it.

WITNESS my hand and official seal.

By: Janice Eady  
Notary Public



My Commission Expires on May 17, 2022

**GRANTOR:**

**LMC FAMILY TRUST**

By: *Lisa Marie Filbin*  
LISA MARIE FILBIN, Trustee

**Notary Certificate:**

STATE OF NEVADA )  
 )SS.  
DOUGLAS COUNTY )

On the 21<sup>st</sup> day of August, 2020, before me, Janice Eady, a Notary Public, personally appeared Lisa Marie Filbin, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged to me that she executed it.

WITNESS my hand and official seal.

By: *Janice Eady*  
Notary Public



My Commission Expires on May 17, 2022

**GRANTOR:**

**GIFT DEED, Dated December 14, 2011**

By: Gregory Allan Cordes  
GREGORY ALLAN CORDES, Vestee

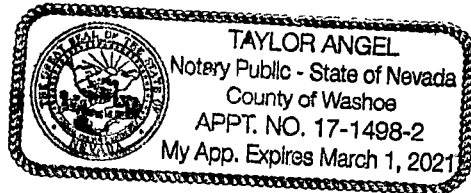
**Notary Certificate:**

STATE OF NEVADA )  
washoe )  
DOUGLAS COUNTY )SS.  
)

On the 22 day of August, 2020, before me, Taylor Angel, a Notary Public, personally appeared Gregory Allan Cordes, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged to me that he executed it.

WITNESS my hand and official seal.

By: [Signature]  
Notary Public



My Commission Expires on 03/01/2021

A.P.N. 1219-12-002-015 (Portion)  
A.P.N. 1220-07-002-010 (Portion)  
A.P.N. 1220-07-002-021 (Portion)

**EXHIBIT "A"**

**LEGAL DESCRIPTION  
(PUBLIC UTILITY EASEMENT TO BE GRANTED)**

Those portions of the Southeast 1/4 of Section 12, Township 12 North, Range 19 East and the Southwest 1/4 of Section 7, Township 12 North, Range 20 East, M.D.B.& M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Those portions of "PARCEL 1A", as said parcel is described in that certain QUIT CLAIM DEED, which was recorded as Document No. 2020-~~952207~~ in the Official Records of said Douglas County, described as follows:

The Westerly 5.00 feet, the Northerly 5.00 feet, the Easterly 5.00 feet and the Southerly 7.50 feet of said PARCEL 1A.

Excepting the Easterly 203.00 feet of the Westerly 293.00 feet of said Southerly 7.50 feet.

Those portions of " PARCEL 2A", as said parcel is described in that certain QUIT CLAIM DEED, which was recorded as Document No. 2020-~~952205~~ in the Official Records of said Douglas County, described as follows:

The Westerly 5.00 feet, the Northerly 5.00 feet, the Easterly 5.00 feet, 5.00 feet on the North side of the parcel line shown as "N. 89° 27' 35" E, 182.91 feet" on said QUIT CLAIM DEED and the Southerly 7.50 feet of said PARCEL 2A.

Those portions of "PARCEL 4A", as said parcel is described in that certain QUIT CLAIM DEED, which was recorded as Document No. 2020-~~952206~~ in the Official Records of said Douglas County, described as follows:

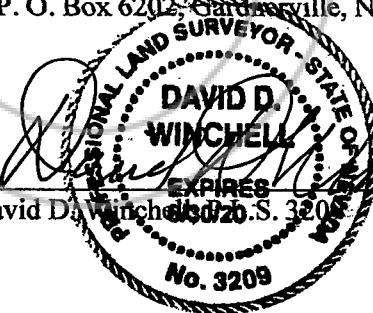
The Westerly 5.00 feet, the Northerly 5.00 feet, the Easterly 5.00 feet, 5.00 feet on the North side of the parcel lines shown as "N. 89° 53' 00" E., 1417.98 feet", and "N. 89° 27' 35" E. 482.47 feet" on said QUIT CLAIM-DEED and the Southerly 7.50 feet of said PARCEL 4A.

**NOTE: Exhibit B and C are attached hereto and are hereby made a part of this description.**

Per NRS 111.312, these legal descriptions were prepared by Western Surveying Services, whose mailing address is P. O. Box 6202, Gardnerville, Nevada 89460.

By:

David D. Winchell



8/19/20

Date

# EXHIBIT B

(Public Utility Easements being Dedicated)



Ⓐ Existing 7.5' P.U.E. per  
Doc. No. 86553

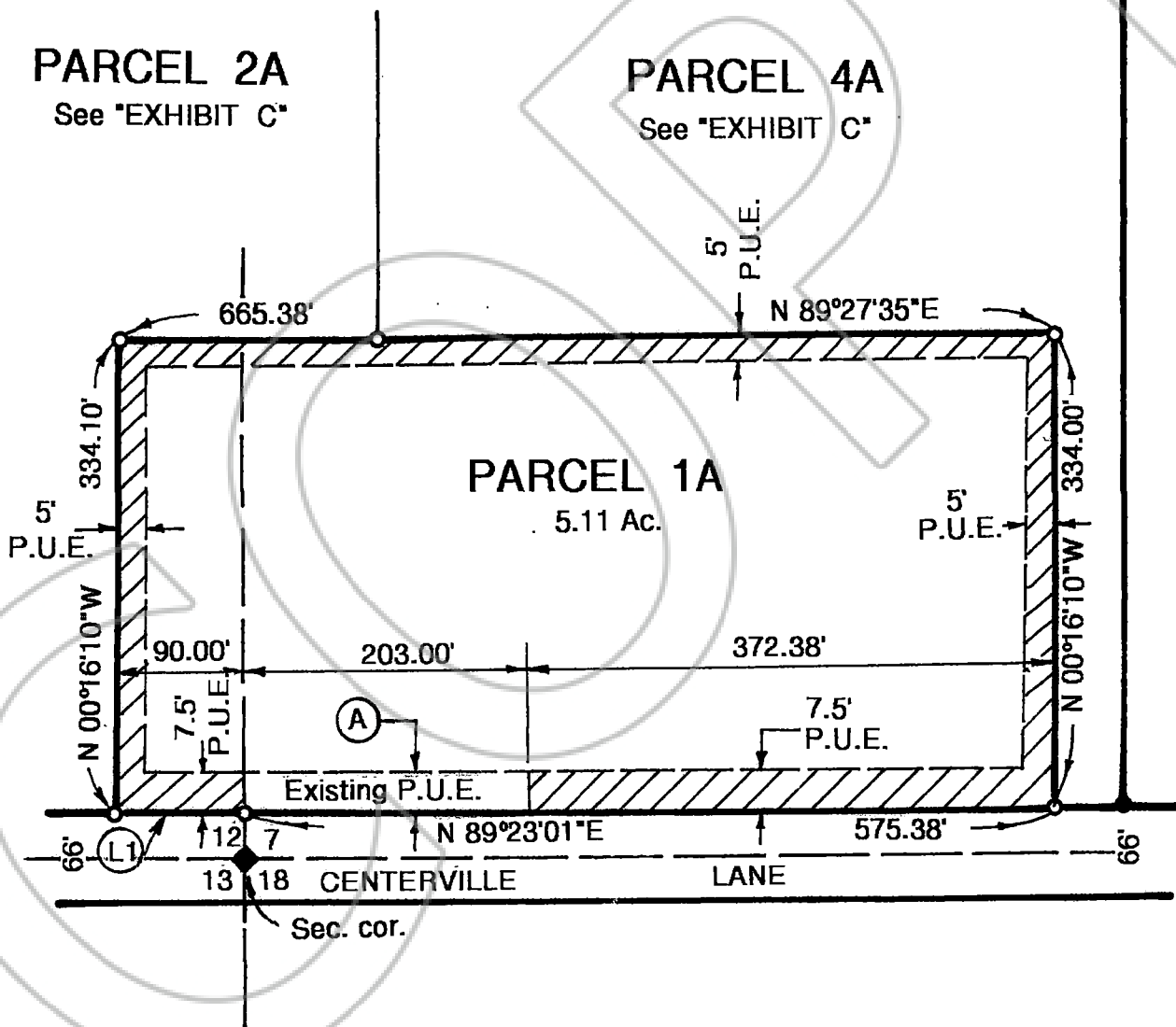
L1.... N 89°53'00"E 90.00'.

P.U.E. ....Public Utility Easement.

....Indicates area of P.U.E. being dedicated by this document and described in "EXHIBIT A".

**PARCEL 2A**  
See "EXHIBIT C"

**PARCEL 4A**  
See "EXHIBIT C"



# EXHIBIT C

(Public Utility Easements being Dedicated)

**LINE CHART**

(L1)	N 00°10'15"E	738.77'	(L4)	N 89°27'35"E	482.47'
(L2)	N 89°27'35"E	182.91'	(L5)	N 00°16'10"W	334.00'
(L3)	N 00°16'10"W	334.10'	(L6)	N 89°23'01"E	50.00'

