

APN: 1220-18-002-019



00120170202009541840040045

KAREN ELLISON, RECORDER

Recording Requested by:  
Nedd Family, LLC  
1693 A. County Road  
Minden, NV 89423

Return Recorded Original to:  
Nedd Family, LLC  
1693 A. County Road  
Minden, NV 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 SEWER EASEMENT

This indenture is made this 8 day of October, 2020, between NEDD FAMILY, LLC ("Grantor"), and NEDDENRIEP TRUST, ("Grantee"). The Grantor hereby grants and conveys to the Grantee, a permanent, non-exclusive sewer easement, for the placement of a septic system with leach lines, and for access and maintenance of said septic system and appurtenances upon, over, under and through the real property located in the County of Douglas, State of Nevada, known as Douglas County Assessor's Parcel Number 1220-18-002-019, as more fully described in, and incorporated by reference as,

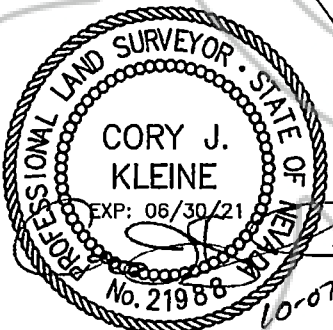
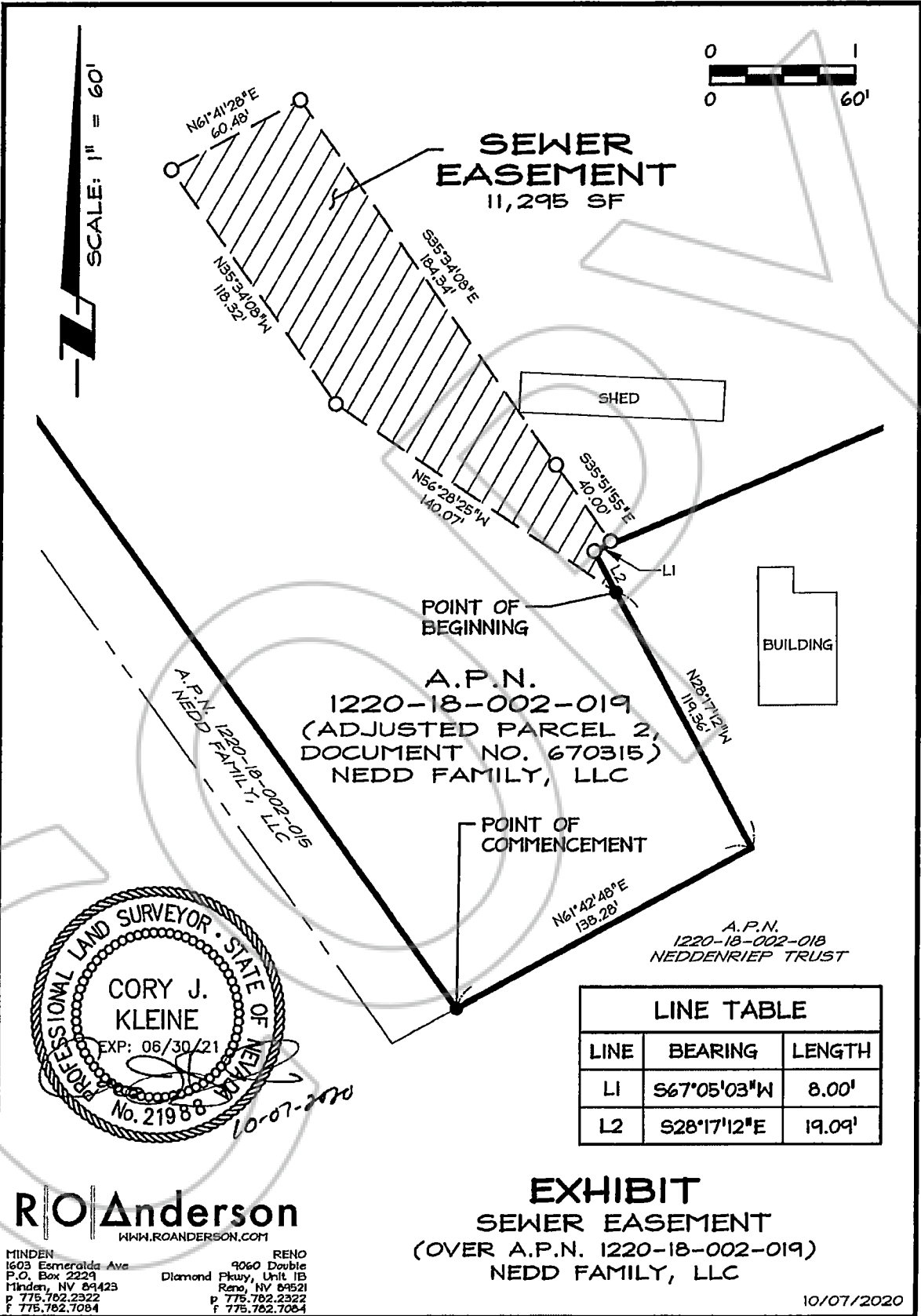
#### Exhibit and Description (the "Easement Area").

All rights, duties and obligations granted by this Grant of Sewer 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 the 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



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RENO 9060 Double  
Diamond Pkwy, Unit 1B  
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**EXHIBIT**  
**SEWER EASEMENT**  
**(OVER A.P.N. 1220-18-002-019)**  
**NEDD FAMILY, LLC**

LINE TABLE		
LINE	BEARING	LENGTH
L1	S67°05'03\"W	8.00'
L2	S28°17'12\"E	19.09'

10/07/2020

0120-008  
10/07/2020

**DESCRIPTION  
SEWER EASEMENT  
(OVER A.P.N. 1220-18-002-019)**

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

A strip of land for sewer easement purposes located within a portion of Section 18, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

**COMMENCING** at the south corner of Adjusted Parcel 2 per the Record of Survey to Support a Boundary Line Adjustment for Mark W. Neddenriep, filed for record March 21, 2006 in the office of Recorder, Douglas County, Nevada as Document No. 670315;

thence along the southerly boundary line of said Adjusted Parcel 2, North 61°42'48" East, 138.28 feet;

thence continuing along said southerly boundary of said Adjusted Parcel 2, North 28°17'12" West, 119.36 feet to the **POINT OF BEGINNING**;

thence leaving said property line of Adjusted Parcel 2, North 56°28'25" West, 140.07 feet;

thence North 35°34'08" West, 118.32 feet;

thence North 61°41'28" East, 60.48 feet;

thence South 35°34'08" East, 184.34 feet;

thence South 35°51'55" East, 40.00 feet to a point on said southerly boundary of said Adjusted Parcel 2;

thence along said southerly boundary of Adjusted Parcel 2, South 67°05'03" West, 8.00;

thence continuing along said southerly boundary of Adjusted Parcel 2, South 28°17'12" East, 19.09 feet to the **POINT OF BEGINNING**, containing 11,295 square feet, more or less.

The Basis of Bearing of this description is identical to the Record of Survey to Support a Boundary Line Adjustment for Mark W. Neddenriep, filed for record March 21, 2006 in the office of Recorder, Douglas County, Nevada as Document No. 670315.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423

