

APN: 1220-04-101-029



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)

GRANT OF PUBLIC UTILITY EASEMENT

THIS INDENTURE is made this 21 day of October, 2020, between MARTIN L. STAHL and LYUDMILA STAHL (“GRANTOR”), and DOUGLAS COUNTY, a political subdivision of the State of Nevada (“GRANTEE”). The GRANTOR for good and valuable consideration, the receipt of which is acknowledged does hereby grants and conveys a perpetual and permanent, twenty foot wide 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” both 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 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 GRANTORS’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 Easement has been duly executed and constitutes a valid, binding and enforceable obligation.

GRANTOR

Martin L Stahl
MARTIN L. STAHL

Lyudmila Stahl
LYUDMILA STAHL

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On the 21 day of October, 2020, before me, Nichole Valdez a Notary Public, personally appeared MARTIN L. STAHL and LYUDMILA STAHL, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on this instrument, the persons, or the entities upon behalf of which the persons acted, executed this instrument.

WITNESS my hand and official seal.

By: *Nichole Valdez*
Notary Public

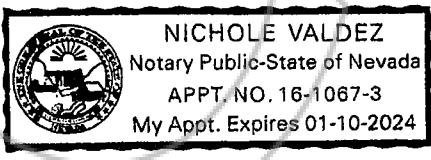


EXHIBIT "A"

COPY

**DESCRIPTION
20' WATER LINE EASEMENT
(Over A.P.N. 1220-04-101-029)**

All that certain real property situate in Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, Town of Gardnerville, State of Nevada, and being a portion of Adjusted A.P.N. 1220-04-101-014 as said parcel is shown and delineated on that certain Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker, Timothy Moran and the Jennie C. Plummer Trust filed record September 3, 2003 as Document No. 588628 in the Office of the Douglas County Recorder, more particularly described as follows;

A strip of land of the uniform width of 20.00 feet, lying contiguous to and 20.00 feet, measured at right angles, northwesterly of the following described line:

BEGINNING at the most northeasterly corner of said Adjusted A.P.N. 1220-04-101-014, said point also being on the southerly right-of-way line of U.S. Highway 395;

Thence along the easterly line of Adjusted A.P.N. 1220-04-101-014, South 38°33'57" West a distance of 59.20 feet;

Thence leaving said easterly line, South 38°33'57" West a distance of 48.55 feet;

Thence South 80°04'09" West a distance of 277.01 feet;

Thence South 00°17'59" East a distance of 46.51 feet;

Thence South 67°45'54" East a distance of 22.30 feet;

Thence South 37°45'54" East a distance of 20.71 feet to the southerly line of said A.P.N. 1220-04-101-014, the **POINT OF TERMINATION** for this description, from which the most southwesterly corner of said A.P.N. 1220-04-101-014 bears South 89°42'00" West a distance of 62.88 feet.

A strip of land containing 9,679 square feet of land more or less.

The sidelines of this description shall be extended or shortened to terminate on the lands of the adjoining.

The Basis of Bearings for this description is the centerline of U.S. Highway 395 as shown on the Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker, Timothy Moran and the Jennie C. Plummer Trust filed record September 3, 2003 as Document No. 588628 in the Office of the Douglas County Recorder.

Prepared by: RESOURCE CONCEPTS INC
Todd A. Enke, P.L.S. 19734
340 N. Minnesota Street
Carson City, NV 89703

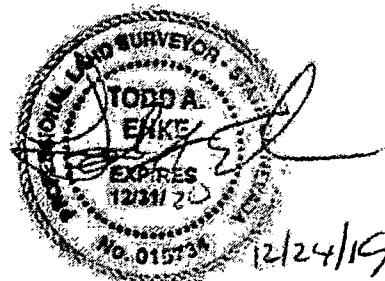
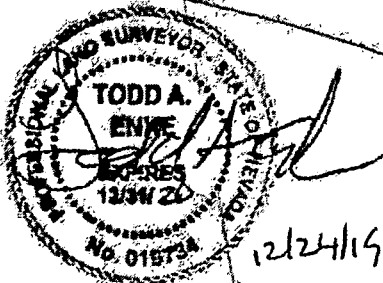


EXHIBIT "B"

COPY

EXHIBIT

20' WATER LINE EASEMENT (Over A.P.N. 1220-04-101-029)



U.S. HIGHWAY 395

A.P.N.
1220-01-101-034

A.P.N.
1220-01-101-013

POINT OF BEGINNING

PROPOSED
20' WATERLINE
EASEMENT
9,679 SQ. FT.

10'(TYP.)

A.P.N. 1220-04-101-029
STAHL, MARTIN & LUDIMILLA

A.P.N.
1220-01-101-015

POINT OF TERMINATION

A.P.N.
1220-04-101-021

A.P.N.
1220-04-101-018

A.P.N.
1220-04-101-017

A.P.N.
1220-04-101-016

A.P.N.
1220-04-101-012

A.P.N.
1220-04-101-022

A.P.N.
1220-04-101-023



SCALE: 1"=60'

