

APN # 1220-03-302-002

Recording Requested By/Return To:

Southwest Gas Corporation

P.O. Box 1190

Carson City, Nevada 89702-1190

Attn: TME3 24A-580

DOCUMENTARY TRANSFER TAX \$

- () Computed on full value of property conveyed.
- () Computed on full value less liens & encumbrances remaining thereon at time of sale.

Signature of individual determining tax


SOUTHWEST GAS CORPORATION
GRANT OF EASEMENT

This form is used to acquire land rights for installation of pipeline(s) and appurtenances.

| | | | |
|-------------|---------------------|-------------|---------------|
| Prepared By | <u>TME3</u> | Reviewed By | <u>N/A</u> |
| Sec. | <u>3</u> | T | <u>12 N</u> |
| | | R | <u>20 E</u> |
| Meridian | <u>Mount Diablo</u> | | |
| County | <u>Douglas</u> | State | <u>Nevada</u> |
| WR No. | <u>4028691</u> | LRS No. | <u>12674</u> |

I (We) Allan/Day III, LLC a Nevada limited liability company

For and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the undersigned, hereinafter referred to as Grantor(s), does hereby grant, convey, quitclaim and release unto **SOUTHWEST GAS CORPORATION**, a California Corporation, its successors, assigns, licensees, and invitees as reasonably necessary to effect the purpose of the easement, hereinafter referred to as Grantee, a perpetual easement for the installation and maintenance of a natural gas pipeline or pipelines and appurtenances, across, over, under and through the following described property, to wit:

SEE ATTACHED EXHIBIT(s) "A" and "B"

together with the right of ingress and egress to and from the said easement and the right to use existing roads for the purpose of constructing, inspecting, repairing, and maintaining said pipeline or pipelines and appurtenances and the removal or replacement of same, in whole or in part, at will.

Grantor agrees that no buildings, structures, fences or trees shall be placed upon, over or under said parcel of land, except for street, road or driveway purposes, which Grantor agrees shall not interfere with Grantee's exercise of the rights herein granted. Grantee agrees to work with due care in the exercise of its rights on the property and to restore it to reasonably the same condition which existed before the work was performed.

Except as provided above, Grantee agrees to pay all direct damages which are caused by the Grantee's exercise of the rights herein granted.

W.R. No. 4028691

LRS No. 12674

The undersigned hereby affirms that there is no Social Security Number contained in this document submitted for recording.

TO HAVE AND TO HOLD said easement unto Grantee, its successors, assigns, licensees, and invitees, together with all rights granted hereby.

IN WITNESS WHEREOF, the duly authorized representative of the undersigned has executed this Grant of Easement this

19th day of JANUARY, 2021.

Allan Day III, LLC

Grantor

[Signature], MANAGER

Signature and Title

Grantor

ALLAN D. SAPP, MANAGER

Print Name and Title

ACKNOWLEDGMENT

STATE OF Nevada)

COUNTY OF Douglas)

On 01/19/2021, before me, Amber Coen
(here insert name of the officer)

a notary public, personally appeared Allan Day Sapp

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Amber Coen

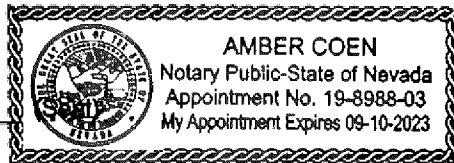


EXHIBIT 'A'
PUBLIC UTILITY EASEMENT
RESIDENCE 1861
(APN 1220-03-301-002)

A strip of land being for the purpose of a Public Utility Easement across Parcel 3B of the Parcel Map filed for record on January 4, 2013, at Document no. 815737, in the Official Records of Douglas County, lying entirely within Section 3, Township 12 North, Range 20 East of the Mount Diablo Meridian, Town of Gardnerville, Douglas County, Nevada, and being more particularly described as follows:

Commencing at the SW corner of said Parcel 3B;

Thence N 00°23'56" W along the West line of said Parcel 3B a distance of 46.48 feet;

Thence N 89°36'04" E departing said West line a distance of 20.00 feet to the

POINT OF BEGINNING;

THENCE N 00°23'56" W along the East line of an existing Waterline Easement per Document no. 835259 in said Official Records of Douglas County a distance of 20.00 feet;

THENCE departing said existing easement line for the following six courses:

1. N 89°36'04" E a distance of 20.33 feet;
2. N 58°50'00" E a distance of 22.84 feet;
3. N 31°10'00" W a distance of 48.27 feet;
4. N 00°23'56" E a distance of 258.00 feet;
5. N 44°36'04" E a distance of 12.22 feet;
6. N 31°08'54" W a distance of 17.96 feet;

THENCE N 58°51'06" E along the Southerly line of an existing Public Utility Easement per said Parcel Map at Document no. 815737 a distance of 20.00 feet;

THENCE departing said existing easement line for the following eight courses:

1. S 31°08'54" E a distance of 8.07 feet;
2. N 89°36'04" E a distance of 98.66 feet;
3. N 58°51'06" E a distance of 42.40 feet;
4. N 31°08'54" W a distance of 15.00 feet;
5. N 58°51'06" E a distance of 20.00 feet;
6. S 31°08'54" E a distance of 15.00 feet;
7. N 58°51'06" E a distance of 95.86 feet;
8. N 31°09'00" W a distance of 40.30 feet;

THENCE N 58°51'00" E along the Southerly line of an existing Waterline Easement per said Document no. 835259 a distance of 6.50 feet;

THENCE continuing N 58°51'00" E along the Southerly line extended of an existing Waterline Easement per said Document no. 815737 a distance of 32.54 feet;

EXHIBIT 'A'
PUBLIC UTILITY EASEMENT
(Continued)

THENCE departing said existing easement line extended for the following twelve courses:

1. S 31°08'54" E a distance of 227.32 feet;
2. S 00°23'56" E a distance of 347.88 feet;
3. N 86°36'53" W a distance of 70.76 feet;
4. N 72°34'42" W a distance of 41.23 feet;
5. N 86°36'53" W a distance of 157.23 feet;
6. S 02°26'41" W a distance of 14.06 feet;
7. N 87°33'19" W a distance of 20.00 feet;
8. N 02°26'41" E a distance of 10.00 feet;
9. N 87°36'38" W a distance of 40.72 feet;
10. N 31°10'00" W a distance of 43.19 feet;
11. S 58°50'00" W a distance of 28.34 feet;
12. S 89°36'04" W a distance of 25.83 feet to the **POINT OF BEGINNING**;

EXCEPTING THEREFROM:

Commencing at the SW corner of said Parcel 3B;

Thence N 00°23'56" W along the West line of said Parcel 3B a distance of 46.48 feet;

Thence N 89°36'04" E departing said West line a distance of 45.83 feet;

Thence N 58°50'00" E a distance of 48.34 feet to the **POINT OF BEGINNING**;

THENCE along the following fifty-nine courses:

1. N 31°10'00" W a distance of 55.67 feet;
2. N 58°50'00" E a distance of 15.00 feet;
3. N 31°10'00" W a distance of 20.00 feet;
4. S 89°36'04" W a distance of 6.29 feet;
5. N 00°23'56" W a distance of 50.99 feet;
6. N 89°36'04" E a distance of 32.00 feet;
7. N 00°23'56" W a distance of 20.00 feet;
8. S 89°36'04" W a distance of 32.00 feet;
9. N 00°23'56" W a distance of 154.46 feet;
10. N 44°36'04" E a distance of 22.14 feet;
11. N 89°36'04" E a distance of 83.46 feet;
12. N 66°52'27" E a distance of 21.30 feet;
13. N 58°51'06" E a distance of 48.82 feet;
14. S 31°08'54" E a distance of 30.00 feet;

EXHIBIT 'A'
PUBLIC UTILITY EASEMENT
(Continued)

15. N 58°51'06" E a distance of 20.00 feet;
16. N 31°08'54" W a distance of 20.00 feet;
17. N 58°51'06" E a distance of 17.00 feet;
18. N 31°08'54" W a distance of 10.00 feet;
19. N 58°51'06" E a distance of 39.19 feet;
20. S 31°08'54" E a distance of 11.00 feet;
21. N 58°51'06" E a distance of 20.00 feet;
22. N 31°08'54" W a distance of 11.00 feet;
23. N 58°51'06" E a distance of 6.79 feet;
24. S 76°08'54" E a distance of 21.09 feet;
25. S 31°08'54" E a distance of 136.10 feet;
26. S 58°51'06" W a distance of 10.00 feet;
27. S 16°52'50" E a distance of 13.99 feet;
28. N 89°36'04" E a distance of 10.00 feet;
29. S 00°23'56" E a distance of 113.43 feet;
30. S 89°36'04" W a distance of 29.00 feet;
31. S 00°23'56" E a distance of 4.00 feet;
32. S 89°36'04" W a distance of 3.00 feet;
33. S 00°23'56" E a distance of 12.00 feet;
34. N 89°36'04" E a distance of 5.00 feet;
35. S 00°23'56" E a distance of 4.00 feet;
36. N 89°36'04" E a distance of 27.00 feet;
37. S 00°23'56" E a distance of 16.86 feet;
38. S 89°36'04" W a distance of 31.00 feet;
39. S 00°23'56" E a distance of 12.00 feet;
40. N 89°36'04" E a distance of 2.00 feet;
41. S 00°23'56" E a distance of 8.00 feet;
42. N 89°36'04" E a distance of 29.00 feet;
43. S 00°23'56" E a distance of 125.22 feet;
44. S 89°36'04" W a distance of 18.00 feet;
45. S 00°23'56" E a distance of 14.79 feet;
46. N 86°36'53" W a distance of 28.89 feet;
47. N 72°34'42" W a distance of 41.23 feet;
48. N 86°36'53" W a distance of 127.20 feet;
49. N 03°23'07" E a distance of 27.00 feet;
50. N 86°36'53" W a distance of 10.00 feet;
51. N 03°23'07" E a distance of 5.00 feet;

EXHIBIT 'A'
PUBLIC UTILITY EASEMENT
(Continued)

- 52. N 86°36'53" W a distance of 10.00 feet;
- 53. S 03°23'07" W a distance of 32.00 feet;
- 54. N 86°36'53" W a distance of 14.75 feet;
- 55. S 79°20'57" W a distance of 18.42 feet;
- 56. N 10°39'03" W a distance of 5.51 feet;
- 57. N 31°10'00" W a distance of 11.50 feet;
- 58. S 58°50'00" W a distance of 27.00 feet;
- 59. N 31°10'00" W a distance of 32.52 feet to the **POINT OF BEGINNING;**

The net acreage of said Public Utility Easement herein created being 37,659 square feet, more or less.

Basis of Bearings is said Parcel Map recorded on January 4, 2013, at Document no. 815737 in the Official Records of Douglas County.

Prepared by:
Lumos & Associates, Inc.
Richard B. Byrem, PLS
PO Box 3570, Stateline, NV 89449
(775) 588-6490



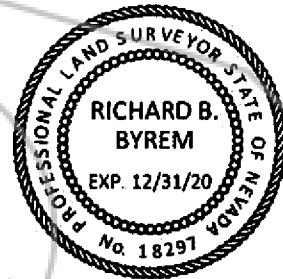
STODICK PARKWAY

CRESTADORE DRIVE

PARCEL 3A

EXISTING WATERLINE EASEMENTS
DOC. NOS. 835259 & 815737

EXISTING 5' P.U.E.
DOC. NO. 815737



PUBLIC UTILITY
EASEMENT

PARCEL
3B
(APN 1220-03-301-002)

EXISTING WATERLINE EASEMENT
DOC. NO. 835259

N 00°23'56" W
46.48'

P.O.B.

SW COR PARCEL 3B



LUMOS ASSOCIATES
225 KINGSBURY GRADE
STATELINE, NEVADA 89449
TEL (775) 588-6490

EXHIBIT "B"

PUBLIC UTILITY EASEMENT
RESIDENCE 1861

PORTION OF SEC. 3, T12N, R20E, MDM

TOWN OF GARDNERVILLE DOUGLAS COUNTY NEVADA

Date: AUGUST 2019

Scale: 1" = 150'

Job No: 9402.000

Sheet 1 of 2

| Parcel Line Table | | |
|-------------------|---------|-------------|
| Line # | Length | Direction |
| L1 | 20.00' | N89°36'04"E |
| L2 | 20.00' | N0°23'56"W |
| L3 | 20.33' | N89°36'04"E |
| L4 | 22.84' | N58°50'00"E |
| L5 | 48.27' | N31°10'00"W |
| L6 | 12.22' | N44°36'04"E |
| L7 | 17.96' | N31°08'54"W |
| L8 | 20.00' | N58°51'06"E |
| L9 | 8.07' | S31°08'54"E |
| L10 | 98.66' | N89°36'04"E |
| L11 | 42.40' | N58°51'06"E |
| L12 | 15.00' | N31°08'54"W |
| L13 | 20.00' | N58°51'06"E |
| L14 | 15.00' | S31°08'54"E |
| L15 | 95.86' | N58°51'06"E |
| L16 | 40.30' | N31°09'00"W |
| L17 | 6.50' | N58°51'00"E |
| L18 | 32.54' | N58°51'00"E |
| L21 | 70.76' | N86°36'53"W |
| L22 | 41.23' | N72°34'42"W |
| L23 | 157.23' | N86°36'53"W |
| L24 | 14.06' | S2°26'41"W |
| L25 | 20.00' | N87°33'19"W |
| L26 | 10.00' | N2°26'41"E |
| L27 | 40.72' | N67°36'38"W |
| L28 | 43.19' | N31°10'00"W |
| L29 | 28.34' | S58°50'00"W |
| L30 | 25.83' | S89°36'04"W |
| L31 | 55.67' | N31°10'00"W |
| L32 | 15.00' | N58°50'00"E |

| Parcel Line Table | | |
|-------------------|---------|-------------|
| Line # | Length | Direction |
| L33 | 20.00' | N31°10'00"W |
| L34 | 6.29' | S89°36'04"W |
| L35 | 50.99' | N0°23'56"W |
| L36 | 32.00' | N89°36'04"E |
| L37 | 20.00' | N0°23'56"W |
| L38 | 32.00' | S89°36'04"W |
| L39 | 154.46' | N0°23'56"W |
| L40 | 22.14' | N44°36'04"E |
| L41 | 83.46' | N89°36'04"E |
| L42 | 21.30' | N66°52'27"E |
| L43 | 48.82' | N58°51'06"E |
| L44 | 30.00' | S31°08'54"E |
| L45 | 20.00' | N58°51'06"E |
| L46 | 20.00' | N31°08'54"W |
| L47 | 17.00' | N58°51'06"E |
| L48 | 10.00' | N31°08'54"W |
| L49 | 39.19' | N58°51'06"E |
| L50 | 11.00' | S31°08'54"E |
| L51 | 20.00' | N58°51'06"E |
| L52 | 11.00' | N31°08'54"W |
| L53 | 6.79' | N58°51'06"E |
| L54 | 21.09' | S76°08'54"E |
| L55 | 136.10' | S31°08'54"E |
| L56 | 10.00' | S58°51'06"W |
| L57 | 13.99' | S16°52'50"E |
| L58 | 10.00' | N89°36'04"E |
| L59 | 113.43' | S0°23'56"E |
| L60 | 29.00' | S89°36'04"W |
| L61 | 4.00' | S0°23'56"E |
| L62 | 3.00' | S89°36'04"W |

| Parcel Line Table | | |
|-------------------|---------|-------------|
| Line # | Length | Direction |
| L63 | 12.00' | S0°23'56"E |
| L64 | 5.00' | N89°36'04"E |
| L65 | 4.00' | S0°23'56"E |
| L66 | 27.00' | N89°36'04"E |
| L67 | 16.86' | S0°23'56"E |
| L68 | 31.00' | S89°36'04"W |
| L69 | 12.00' | S0°23'56"E |
| L70 | 2.00' | N89°36'04"E |
| L71 | 8.03' | S0°23'56"E |
| L72 | 29.00' | N89°36'04"E |
| L73 | 125.22' | S0°23'56"E |
| L74 | 16.00' | S89°36'04"W |
| L75 | 14.79' | S0°23'56"E |
| L76 | 28.89' | N86°36'53"W |
| L77 | 41.23' | N72°34'42"W |
| L78 | 127.20' | N86°36'53"W |
| L79 | 27.00' | N3°23'07"E |
| L80 | 10.00' | N86°36'53"W |
| L81 | 5.00' | N3°23'07"E |
| L82 | 10.00' | N86°36'53"W |
| L83 | 32.00' | S3°23'07"W |
| L84 | 14.75' | N86°36'53"W |
| L85 | 18.42' | S79°20'57"W |
| L86 | 5.51' | N10°39'03"W |
| L87 | 11.50' | N31°10'00"W |
| L88 | 27.00' | S58°50'00"W |
| L89 | 32.52' | N31°10'00"W |



LUMOS

 225 KINGSBURY GRADE

 STATELINE, NEVADA 89449

 TEL (775) 588-6490

EXHIBIT "B"
PUBLIC UTILITY EASEMENT
RESIDENCE 1861
PORTION OF SEC. 3, T12N, R20E, MDM
TOWN OF GARDNERVILLE DOUGLAS COUNTY NEVADA

Date: AUGUST 2019
 Scale: NONE
 Job No: 9402.000
 Sheet 2 of 2