



KAREN ELLISON, RECORDER

APNs: 1420-30-001-010 and
1420-30-001-012

When recorded return to:
Allison MacKenzie, LTD.
402 N. Division St.
Carson City, Nevada 89703

The party executing this document hereby affirms
that this document submitted for recording does
not contain the social security number of any
person or persons pursuant to NRS 239B.030

EASEMENT DEED

THIS INDENTURE, made this 3rd day of NOVEMBER, 2021, by and
between, Justin M. Gomes and Angèle L. Gomes, husband and wife as joint tenants with right
of survivorship ("GRANTOR"), and Dustin Turner and Nicole Turner, as Trustees of the
Dustin and Nicole Turner Family Trust Agreement dated 7-08-21 ("GRANTEE").

WITNESSETH:

WHEREAS, GRANTOR is the owner of that certain parcel of land located in
Douglas County, Nevada generally described as Assessor's Parcel Number 1420-30-001-010,
and more particularly described on Exhibit "A" which is incorporated by this reference as if
fully set forth herein ("Servient Property");

WHEREAS, GRANTEE is the owner of that certain parcel of land located in
Douglas County, Nevada generally described as Assessor's Parcel Number 1420-30-001-012,
and more particularly described on Exhibit "B" which is incorporated by this reference as if
fully set forth herein ("Dominant Property");

WHEREAS, the Servient Property and the Dominant Property are residential
parcels adjacent to one another.

WHEREAS, GRANTOR desires to provide certain easement rights over and across the Servient Property for permanent private access to and from the Dominant Property;

NOW THEREFORE, GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey, transfer and deliver unto GRANTEE, as owner of the Dominant Property and its invitees, guests, successors and assigns, a private, non-exclusive Easement for the purpose of ingress and egress over and across the Servient Property as more particularly described and depicted on Exhibit "C" which is incorporated by this reference as if fully set forth herein in. This Easement is solely for the benefit of the Dominant Property and shall run with the land and shall be binding upon and shall inure to the benefit of GRANTEE, their heirs, successors and assigns.

TO HAVE AND TO HOLD said Easement unto GRANTEE and unto its successors and assigns forever.

IN WITNESS WHEREOF, GRANTOR has executed this instrument to be effective on the day and year first above written.

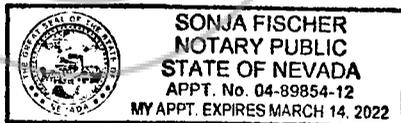


ANGÈLE GOMES


JUSTIN GOMES

STATE OF NEVADA)
 : ss.
CARSON CITY)

On 11-3, 2021, personally appeared before me, a notary public, JUSTIN M. GOMES and ANGÈLE L. GOMES, personally known (or proved) to me to be the persons whose names are subscribed to the foregoing Easement Deed, who acknowledged to me that they executed the foregoing document.





NOTARY PUBLIC

EXHIBIT A

A parcel of land located within portions of the West one-half of Section 30, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the common corner of Sections 24 and 25, Township 14 North, Range 19 East, and Sections 19 and 30, Township 14 North, Range 20 East, M.D.M.;

Thence along the common line between said Sections 25 and 30, South $00^{\circ}44'27''$ West, 420.65 feet to the Northwest corner of Parcel 1 as shown on the Final Parcel Map LDA 02-085 for DOUGH H. LIPPINCOTT, recorded March 7, 2006, in the office of Recorder, Douglas County, Nevada, as Document No. 669335;

Thence South $89^{\circ}16'00''$ East, 713.14 feet;

Thence South $89^{\circ}15'53''$ East, 1,507.32 feet;

Thence South $33^{\circ}25'24''$ East, 102.41 feet to the West right-of-way line of U.S. Highway 395;

Thence along said right-of-way line South $00^{\circ}37'24''$ West, 1,664.84 feet to the POINT OF BEGINNING;

Thence along said of right-of-way line, South $00^{\circ}17'24''$ West, 469.29 feet;

Thence North $89^{\circ}22'58''$ West, 1,271.15 feet;

Thence North $00^{\circ}00'05''$ East, 250.00 feet;

Thence North $89^{\circ}37'05''$ East, 105.54 feet;

Thence North $03^{\circ}50'37''$ East, 453.40 feet;

Thence North $26^{\circ}57'37''$ East, 245.08 feet;

Thence South $61^{\circ}44'49''$ East, 425.00 feet;

Thence South $67^{\circ}58'59''$ East, 706.28 feet to the West right- f-way line of U.S. Highway 395, the POINT OF BEGINNING.

It is the intent of this description to call for the monument noted on the Record of Survey to be recorded concurrently with this description.

The Basis of Bearing of this description in the common line between said Sections 25 and 30, South $00^{\circ}45'21''$ West, measured distance of 5,314.42 feet, as computed from the Recorded of Survey Supporting a Boundary Line Adjustment for Theodore H. Stokes, et al, recorded June 8, 1993 in said office of Recorder, as Document No. 309238.

Said parcel of land further shown as Adjusted Parcel 3, as set forth in that certain Record of Survey to Support a Boundary Line Adjustment recorded June 29, 2007, as Document No. 704215, in said office of Recorder.

This description was recorded on June 29, 2007 in Book 607, Page 10190, as Document No. 704208, by R.O. Anderson Engineering, Inc. Po Box 2229, Minden, NV 89423, Official Records of Douglas County, Nevada. APN: 1420-30-001-010

(This legal description was previously recorded on July 31, 2020 as Document No. 2020-950098, Official Records, Douglas County, Nevada)

EXHIBIT B

PARCEL 3A-2 AS SHOWN ON PARCEL MAP (DP 18-0294) FOR M & M TRUST 2015, RECORDED MAY 18, 2020 AS DOCUMENT NO. 2020-946234 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA.

(This legal description was previously recorded on July 9, 2021, as Document No. 2021-970586, Official Records, Douglas County, Nevada)

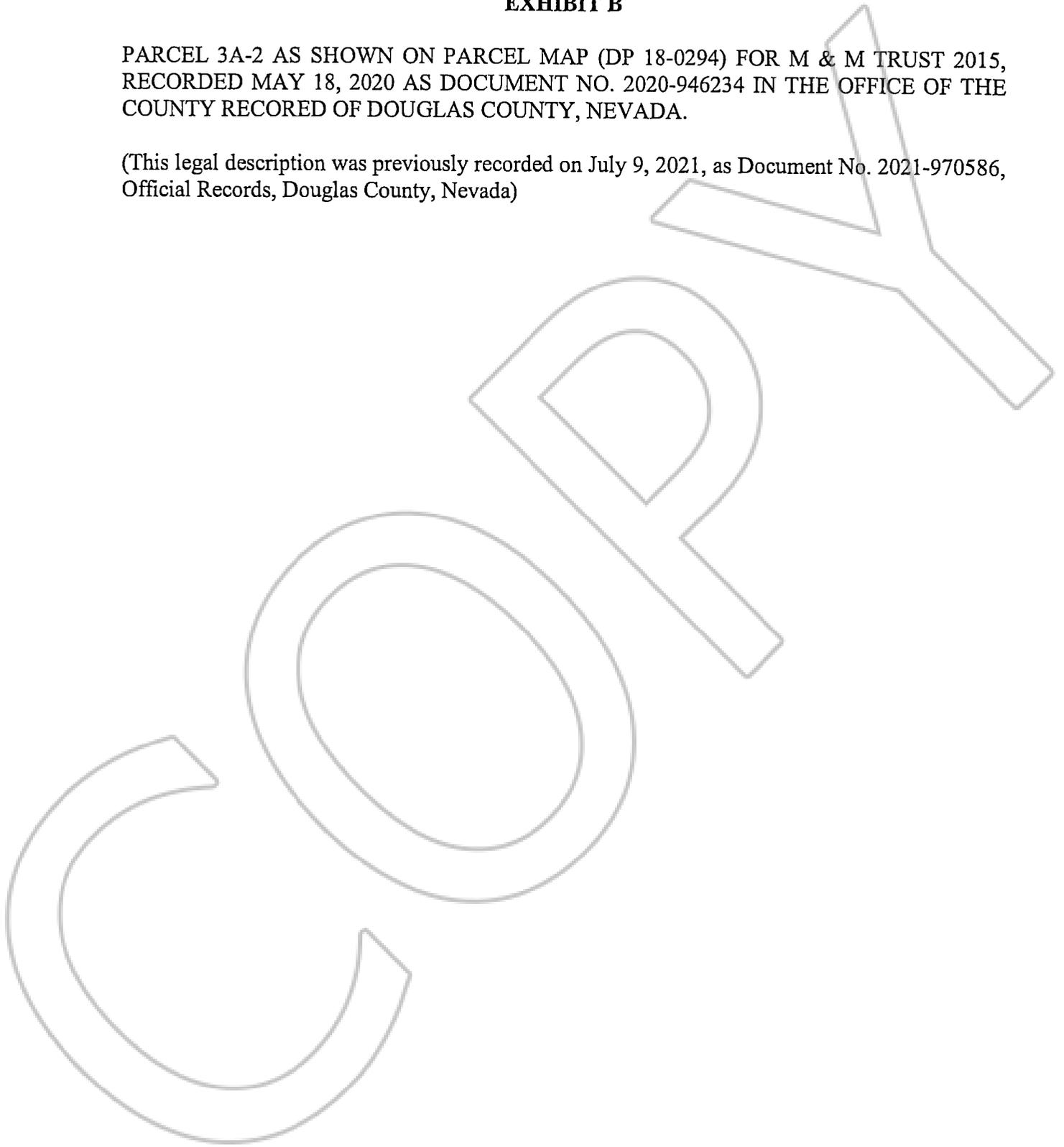
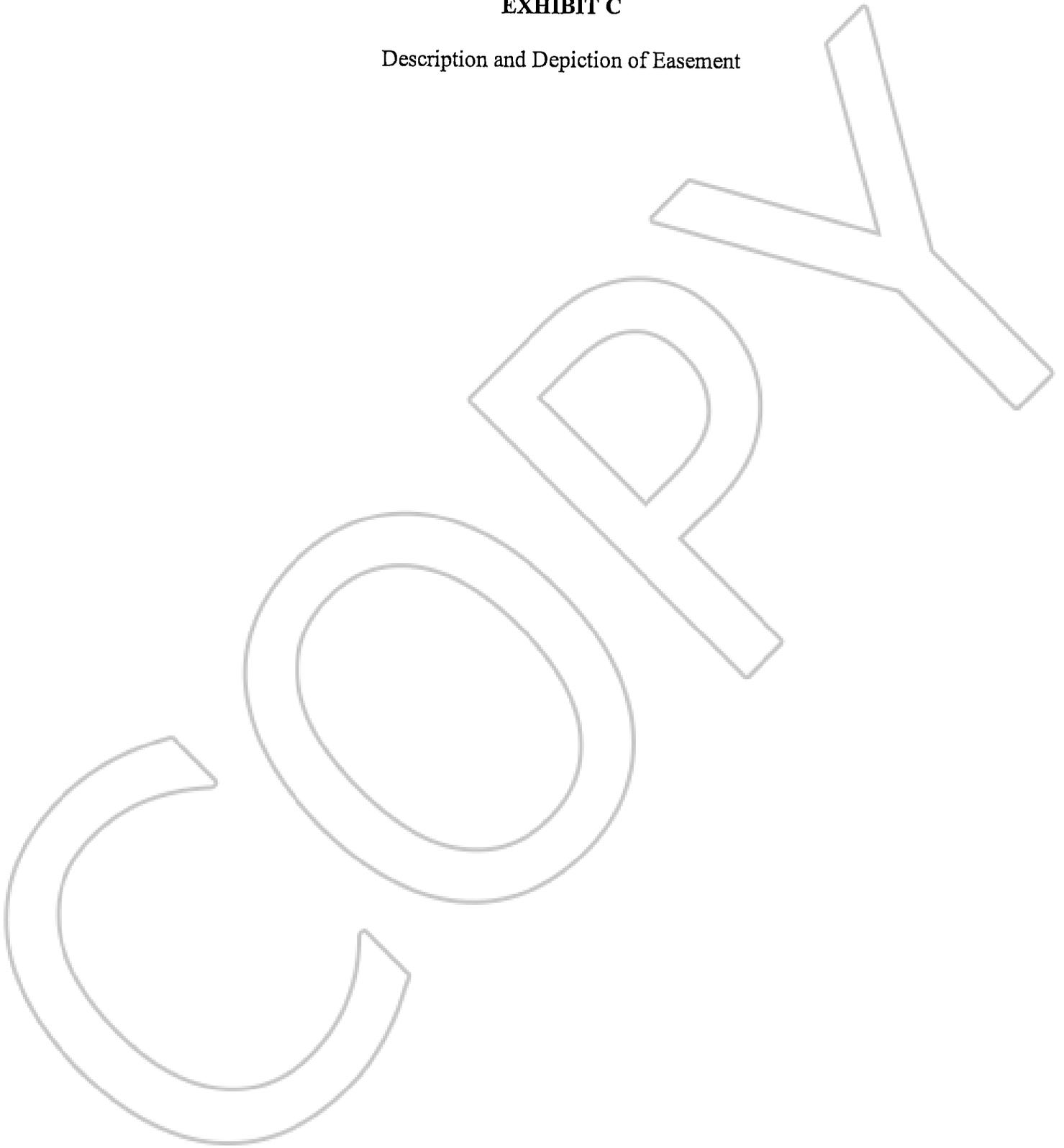


EXHIBIT C

Description and Depiction of Easement



November 3, 2021

**DESCRIPTION
30' ACCESS EASEMENT**

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

A parcel of land within a portion of Section 30, Township 14 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the most southeast corner of Parcel 3A-2 as shown on the Parcel Map for M & M Trust 2015 filed for record May 18, 2020, as Document No. 2020-946234 in the office of Recorder, Douglas County, Nevada, said corner also being a point on the westerly right-of-way line of U.S. Highway 395;

Thence along the said westerly right-of-way line of U.S. Highway 395, South 00°38'08" West, a distance of 32.22 feet;

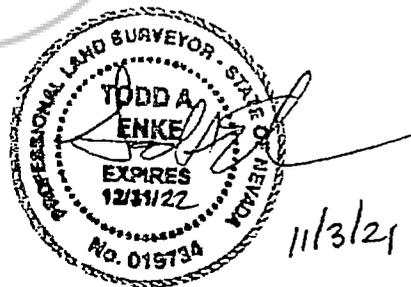
Thence leaving said westerly right-of-way line of U.S. Highway 395, North 67°58'15" West, a distance of 718.03 feet being 30.00 feet southerly and parallel with the southerly property line of said Parcel 3A-2;

Thence North 22°01'45" East, a distance of 30.00 feet to a point falling on said southerly property line of Parcel 3A-2;

Thence along the said property line of Parcel 3A-2, South 67°58'15" East, a distance of 706.28 feet to the **POINT OF BEGINNING**, containing 21,365 square feet, more or less.

The Basis of Bearings for this description is NAD 83, Nevada State Plane Coordinate System, West (2703) zone, modified to ground using the combined scale factor of 1.0002000. As observed from Nevada Department of Transportation (NDOT) Control Point No. 1010047.

Prepared by:
Todd A. Enke, P.L.S. 19734
Resource Concepts, Inc.
340 N. Minnesota Street
Carson City, NV 89703



EXHIBIT

30' ACCESS EASEMENT



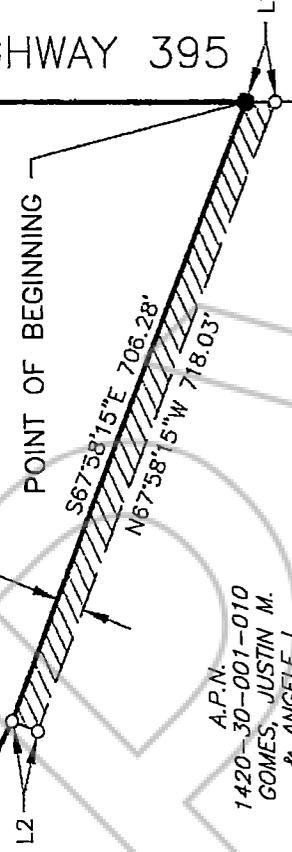
A.P.N.
1420-30-001-008
SLOBOGIN, PHILLIP

A.P.N.
1420-30-001-011
PUGLIESE, JARROD T.
& JUSTINE R.

A.P.N. 1420-30-001-012
(PARCEL 3A-2, DOC. NO. 2020-946234)
TURNER FAMILY TRUST AGREEMENT

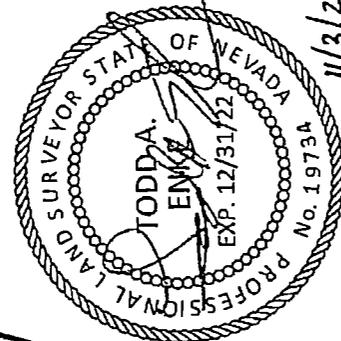
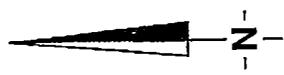
U.S. HIGHWAY 395

30' ACCESS
EASEMENT
21,365 S.F.



A.P.N.
1420-30-001-010
GOMES, JUSTIN M.
& ANGELE L.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°38'08\"W	32.22'
L2	N22°01'45\"E	30.00'



11/3/24



SCALE: 1"=200'