

Assessor's Parcel Numbers:
1319-27-000-007, 1319-27-000-008,
1319-22-000-013, 1319-23-000-010,
1319-26-000-002

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 submitted for recording does not contain the social security number of any person or persons (NRS 239B.303 .)



KAREN ELLISON, RECORDER

GRANT OF EASEMENT FOR A MULTIMODAL TRAIL

THIS INDENTURE is made this 7th day of April 2022, between TEIG FAMILY INVESTMENTS ("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 grant and convey to GRANTEE a perpetual and permanent Easement consisting of an approximately 4,900 foot long by twenty-foot clear tread width public access easement for a multimodal trail, which is an interest in land, across, upon, over, through and under a portion of the real property more particularly described in the attached Exhibit "A" and as depicted on the map in Exhibit "B" both of which are incorporated herein (the "Easement Area"). This Easement includes the right of GRANTEE to establish, construct, install, use, operate, inspect, repair, maintain, remove and replace a multimodal trail, and to access the Easement Area to conduct reasonable trail maintenance, install footbridges, retaining walls, and other structures or improvements as reasonably necessary to allow public access, prevent erosion or facilitate passage through wet areas, and install markers and other signs related to the trail.

All rights, duties and obligations granted by this Grant of Easement for a Multimodal Trail 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, buildings, and other covered facilities. GRANTEE shall be responsible

for the construction and maintenance of the multimodal trail and GRANTOR agrees to not interfere with the construction, use, and maintenance activities of GRANTEE and the public with respect to this Easement.

Neither GRANTOR nor GRANTEE may charge for access, nor do they assume any duty to inspect or maintain the trail or warn of any defects or dangerous conditions. Members of the public using the multimodal trail do so at their own risk.

This Grant of Easement for a Multimodal Trail shall be recorded against the real property so as to be perpetually binding upon the undersigned GRANTOR, GRANTEE, and their successors and assigns.

This Grant of Easement for a Multimodal Trail is the entire agreement of GRANTOR and GRANTEE pertaining to the multimodal trail and supersedes any other agreements or understandings pertaining to the trail whether or not in writing.

INTENDING TO BE LEGALLY BOUND, GRANTOR hereby represents that this Grant of Easement has been duly executed and constitutes a valid, binding and enforceable obligation of GRANTOR, and GRANTEE agrees to the terms contained herein as of the date set forth above.

GRANTOR - TEIG FAMILY INVESTMENTS

Gail Teig 3/30/22
Gail Teig Date

STATE OF NEVADA)
) : ss.
COUNTY OF DOUGLAS)

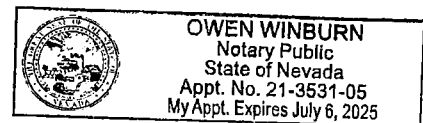
On this 30 day of March 2022, Gail Teig personally appeared before me, a Notary Public, and proved to me to be the person whose name is subscribed to foregoing instrument, and acknowledged to me that s/he executed the foregoing instrument.

[Signature]

NOTARY PUBLIC

GRANTEE - DOUGLAS COUNTY

Mark Gardner
Mark Gardner, Chairman Date
Douglas County Board of Commissioners



ATTEST:
Amy Burgans 4/7/21
Amy Burgans, County Clerk Date

EXHIBIT "A"
DESCRIPTION
20' TRAIL EASEMENT
(TEIG FAMILY INVESTMENTS)

A twenty-foot (20') wide strip of land for trail easement purposes located within a portions of Section 22 and 23, Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, said strip of land being northern portions of Parcel 8, 9, 10, 11 and 13 per the Map of Division into Large Parcels for Teig Family LTD. Partnership & Pamela Lyn Neihoff filed for record August 8, 1996 in the office of the Recorder, Douglas County, Nevada, as Document No. 1996-393888, more particularly described as follows:

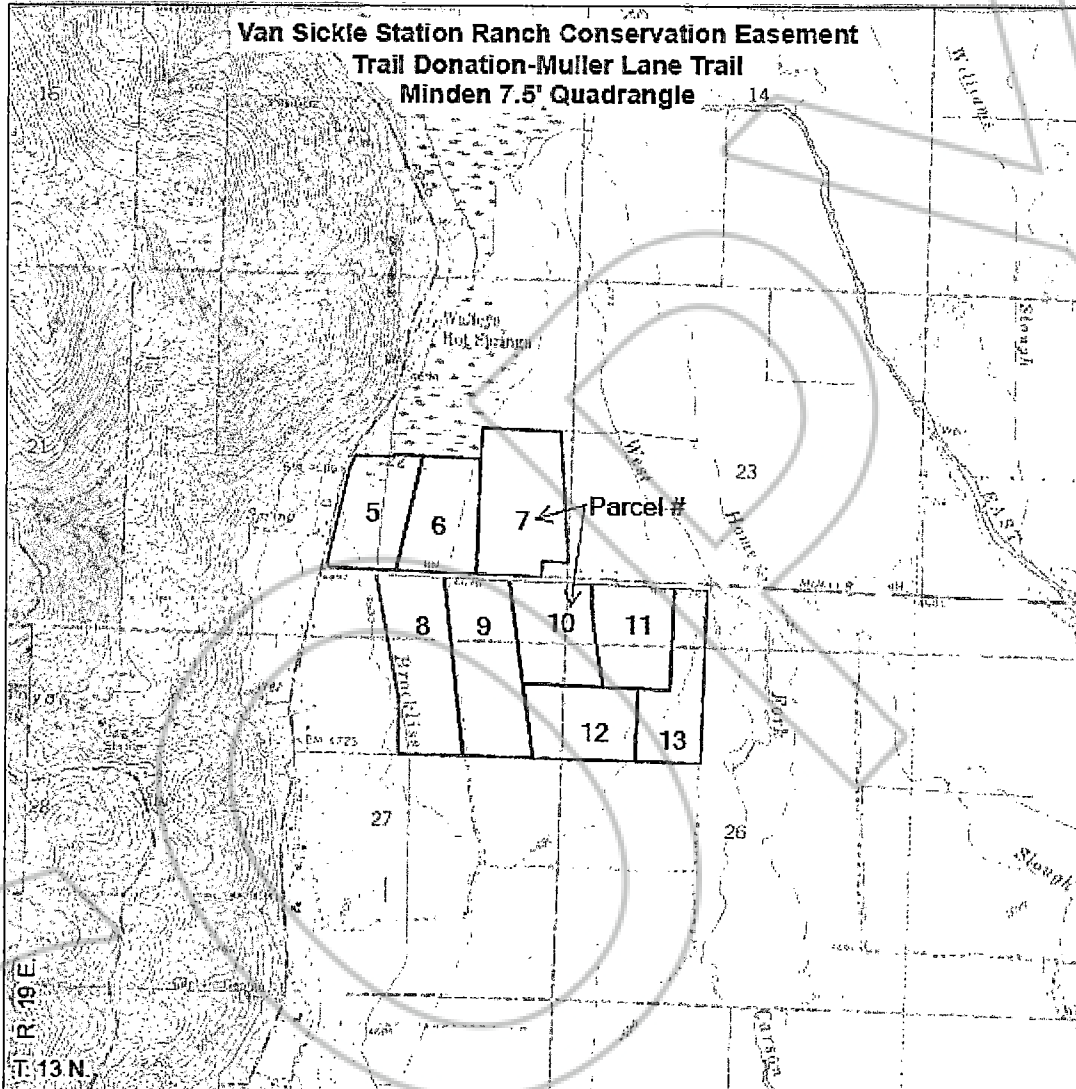
BEGINNING at the northwest corner of said Lot 8, said point falling on the southerly line of Muller Lane; thence along said southerly line of Muller Lane, South $89^{\circ} 15' 00''$ East, 4,917.88 feet to a point that falls in a ditch and witness corner bears $S89^{\circ} 15' 00'' E$ a distance of 14.08 feet to an Iron Pipe with Cap RLS 235; thence along a line offset 20 feet southerly and parallel with said southerly line of Muller Lane, South $00^{\circ} 13' 54''$ West, 20.00 feet along the west parcel line of Parcel 13; Thence North $89^{\circ} 15' 00''$ West, 4912.95 feet to a point on the westerly property line at the intersection of the a line offset 20 feet southerly and parallel with said southerly line of Muller Lane, thence along said westerly line of Parcel 8, North $12^{\circ} 26' 32''$ West, 20.54 feet to the POINT OF BEGINNING, containing 98,313 square feet, or 2.26 acres, more or less.

The basis of bearing for this description is identical to that Map of Division into Large Parcels for Teig Family LTD. Partnership & Pamela Lyn Neihoff filed for record August 8, 1996 in the office of the Recorder, Douglas County, Nevada, as Document No. 1996-393888.

This Description was prepared from the information on the recorded map as referenced in the description.

EXHIBIT "B"

MAP FOR 20' TRAIL EASEMENT (TEIG FAMILY INVESTMENTS)



0 1,000 2,000 3,000 4,000 Feet
8 inch by 8 inch data frame represents: 1:24,000

Map created 12/2/2021 by tmlsalm

Conservation Easement

NV Land Status - Full Name

Agency

Forest Service

Private

Muller Lane Trail

Nevada BLM
Carson City District

Project Area

United States Department of the Interior
Bureau of Land Management
Carson City District Office
2665 Morgan Mill Rd.
Carson City, NV 89701
(775) 835-5000

No Warranty is made by the Bureau of Land Management as to the accuracy, reliability, or completeness of these data for individual use or aggregate use with other data.