

A.P.N. 1320-36-002-039 (Portion)

Recording Requested by and
Return Recorded Original to:
Douglas County, Nevada
Community Development Department
Post Office Box 218
Minden, Nevada 89423



00155853202209861370050059

KAREN ELLISON, RECORDER

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 1st day of June, 2022, between Timothy E. Martell and Carolyn V. Martell ("GRANTORS"), and DOUGLAS COUNTY, a political subdivision of the State of Nevada ("GRANTEE"). The GRANTORS for good and valuable consideration, the receipts of which is acknowledged do hereby grant and convey a perpetual and permanent, 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 GRANTORS, their successors, agents and assigns forever.

GRANTORS covenant for the benefit of GRANTEE, its successors, agents 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. GRANTORS

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 will be in all respects consistent with, the GRANTEE'S rights herein and all state, federal, and local regulations.

GRANTOR hereby represent that this Grant of Public Utility Easement has been duly executed and constitutes a valid, binding, and enforceable obligation.

COOPER

GRANTORS

Timothy E. Martell
Timothy E. Martell

6/1/2022
Date

Carolyn V. Martell
Carolyn V. Martell

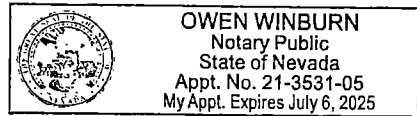
6/1/2022
Date

STATE OF NEVADA)
) SS.
DOUGLAS COUNTY)

On the 1 day of June, 2022, before me, Owen Winburn, a Notary Public, personally appeared Timothy E. Martell and Carolyn V. Martell, 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.

WITNESS my hand and official seal.

By: [Signature]
Notary Public



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EXHIBIT "A"
LEGAL DESCRIPTION
(Public Utility Easement to be Dedicated)

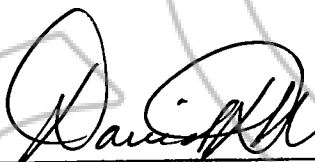
That portion of the Southeast ¼ of the Southwest ¼ of Section 36, Township 13 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

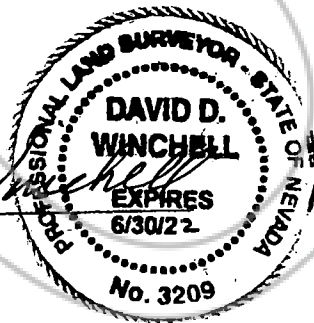
That portion of Lot 11A as said lot is shown on that certain deed which was recorded as Document No. 2022- 986135 in the Official Records of said Douglas County, described as follows:

The Northwesternly 5.00 feet of said Lot 11A, excepting therefrom the Westerly 5.00 feet and the Northeastly 7.50 feet of said lot.

Note: "EXHIBIT B" is attached hereto and is hereby made a part of this description.

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address is P.O. Box 6202, Gardnerville, Nevada 89460.


David D. Winchell, P.L.S. 3209



4/26/22
Date

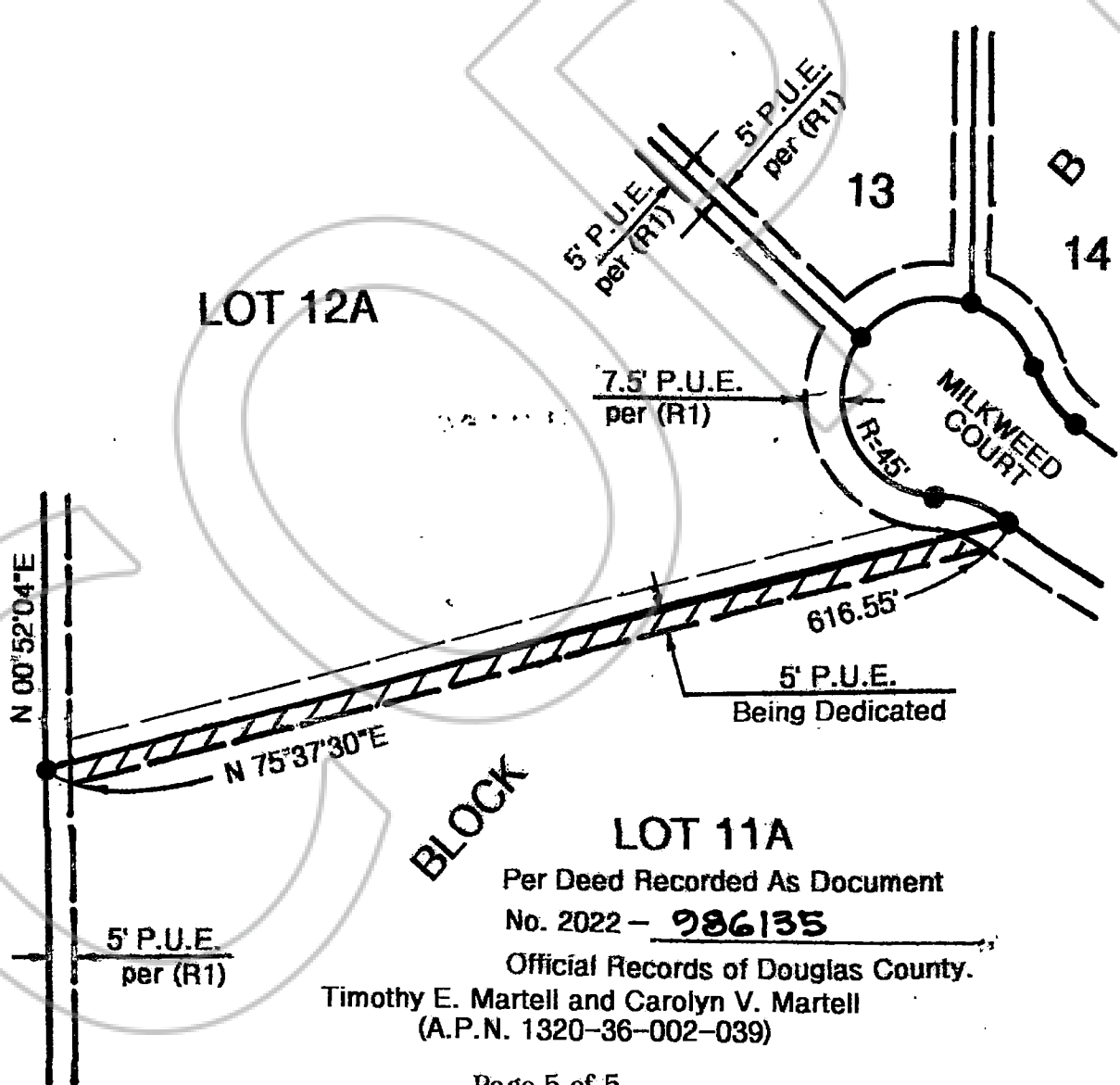
EXHIBIT B

(Public Utility Easement to be Dedicated)

P.U.E.Public Utility Easement

(R1)WILDFLOWER RIDGE UNIT 1
Bk. 691, Pg. 338, Doc. No. 252076
Official Records of Douglas County

Indicates area described in "EXHIBIT A"



BLOCK

LOT 11A

Per Deed Recorded As Document
No. 2022 - 986135

Official Records of Douglas County.

Timothy E. Martell and Carolyn V. Martell
(A.P.N. 1320-36-002-039)