

A.P.N. 1320-36-002-038 (Portion)

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



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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 31st day of MAY, 2022, between

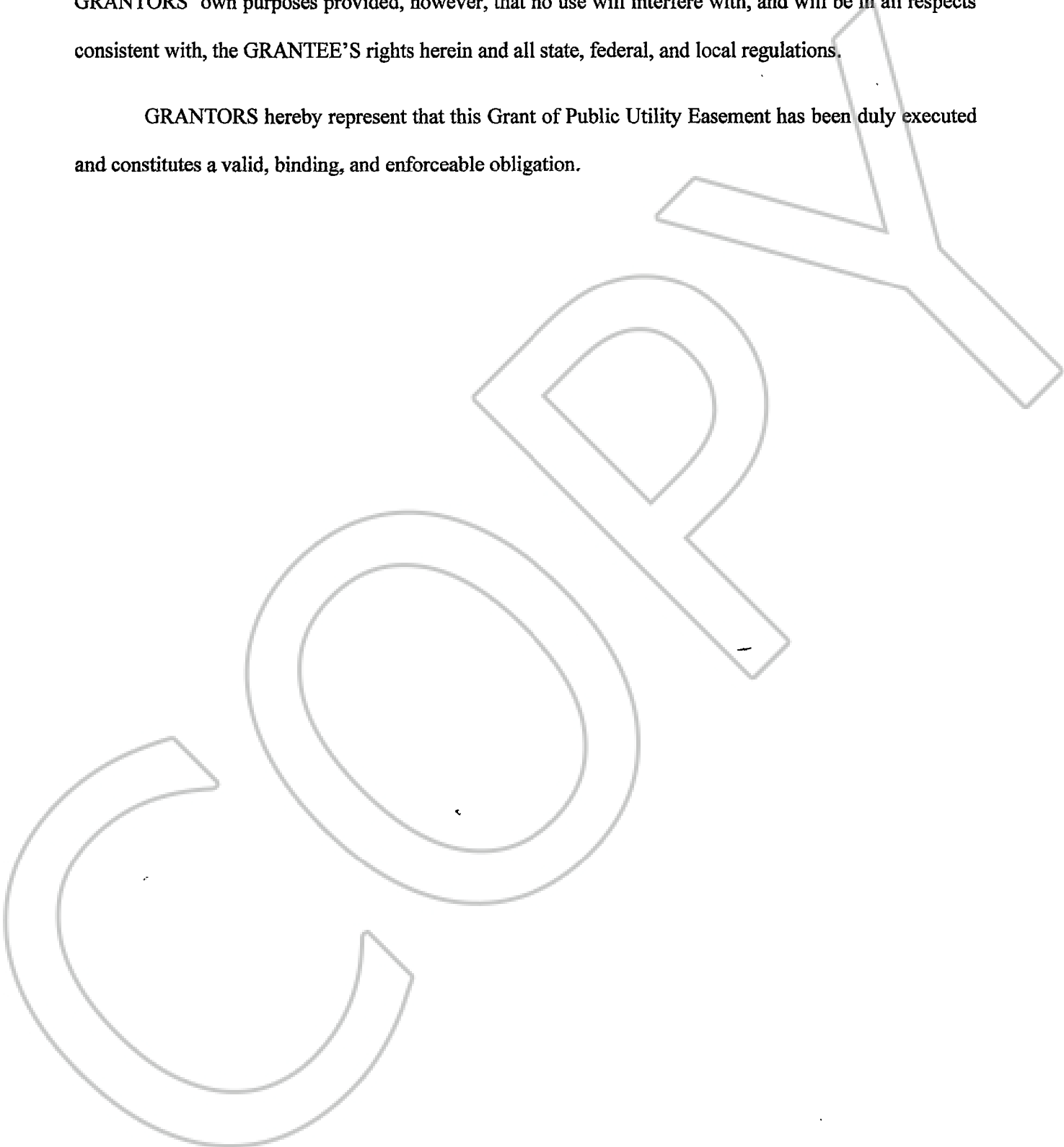
The Steven C. Wilhite, Sr. and Laurie M. Wilhite Family Trust dated January 23, 2015 ("GRANTOR"), and DOUGLAS COUNTY, a political subdivision of the State of Nevada ("GRANTEE"). The GRANTOR for good and valuable consideration, the receipts of which is acknowledged do hereby grant and convey a perpetual 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 Exhibits "B" and "C" all 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, their successors, agents and assigns forever.

GRANTOR covenants for the benefit of GRANTEE, its successors, 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 retain,

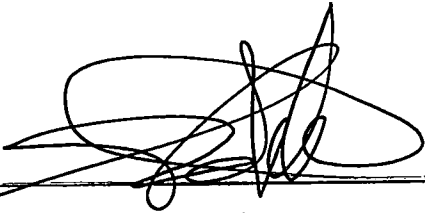
retain for GRANTORS' benefit, the right to maintain, use, and otherwise landscape the Easement Area for GRANTORS' own purposes provided, however, that no use will interfere with, and will be in all respects consistent with, the GRANTEE'S rights herein and all state, federal, and local regulations.

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



GRANTORS

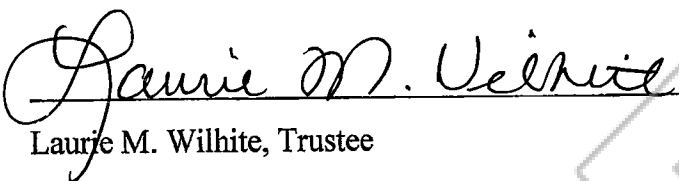
The Steven C. Wilhite, Sr. and Laurie M. Wilhite Family Trust dated January 23, 2015.



Steven C. Wilhite, Sr., Trustee

5-31-22

Date



Laurie M. Wilhite, Trustee

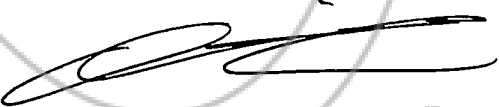
5/31/2022

Date

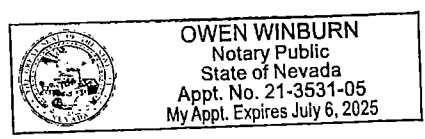
STATE OF NEVADA)
) SS.
DOUGLAS COUNTY)

On the 31 day of May, 2022, before me, Owen Winburn, a Notary Public, personally appeared Steven C. Wilhite, Sr. and Laurie M. Wilhite, 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 capacity, and that by their signatures on this instrument, the persons, or entity upon behalf of which the persons acted, executed this instrument.

WITNESS my hand and official seal.

By: 

Notary Public



A.P.N. 1320-36-002-038 [Portion]
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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 12A as said lot is described in that certain deed which was recorded as Document No. 2022- 996136 in the Official Records of said Douglas County, described as follows:

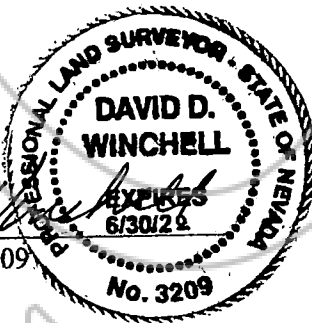
The Southeasterly 5.00 feet of said Lot 12A, excepting therefrom the Westerly 5.00 feet and the Northeasterly 7.50 feet of said lot.

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"



The Steven C Wilhite, Sr. and Laurie M. Wilhite
Family Trust dated January 23, 2015

(A.P.N. 1320-36-002-038)

LOT 12A

Per Deed Recorded As Document
No. 2022 - 986136
Official Records of Douglas County.

