

APN: 1220-11-001-046

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

Carson Valley RV Storage, LLC  
A Nevada limited liability company  
1139 Country Club Drive  
Minden, NV 89423

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.



SHAWNYNE GARREN, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## GRANT OF PRIVATE DRAINAGE EASEMENT

**THIS INDENTURE** is made this 1 day of March, 2023, by CARSON VALLEY RV STORAGE, LLC, a Nevada limited liability company ("GRANTOR"), for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant a perpetual and permanent, private drainage easement, which is an interest in the land, across, upon, over, and through the land more particularly described as follows:

BEING the **Westerly 55 feet of the Southerly 35 feet** of that parcel of land conveyed by Timber Properties, LLC, a Nevada limited liability company to Carson Valley RV Storage, LLC, a Nevada limited liability company, according to that Grant, Bargain and Sale Deed, recorded August 31, 2018, as Document No. 2018-918963, Official Records of Douglas County, NV,

*(See Exhibit A-1 depiction, attached hereto and made a part hereof)*

for drainage, construction, maintenance, operation, repair, or replacement of private drainage facilities.

All rights, duties and obligations granted by this Grant of Private Drainage Easement shall run with the land and shall be binding upon GRANTOR, their successors, agents and assigns forever.

GRANTOR, its successors and assigns, covenants that no building, structure, or other real property improvements shall be constructed within the Private Drainage Easement area that would interfere with the drainage facilities. GRANTOR retains, for GRANTOR's benefit, the right to maintain, use, and otherwise landscape the Private Drainage Easement area for GRANTORS' own purposes provided, however, that no such use will

interfere with, and will be in all respects consistent with, GRANTOR's rights herein subject to all State, Federal, and Local regulations.

GRANTOR hereby represents that this Grant of Private Drainage Easement has been duly executed and constitutes a valid, binding, and enforceable obligation.

**GRANTOR**

**CARSON VALLEY RV STORAGE, LLC**, a Nevada limited liability company.

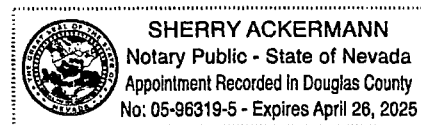
By: P. M. B. 3-1-2023  
Signature Date  
Peter M. Beekhof Jr.  
Print Name and Title

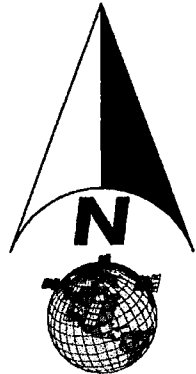
STATE OF Nevada }  
COUNTY OF Douglas } ss:

On March 1, 2023, before me, a Notary Public, personally appeared Peter M. Beekhof Jr., personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) who executed the foregoing instrument and acknowledged to me that they executed the same for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

By: Sherry Ackermann  
NOTARY PUBLIC





SCALE 1"=80'

N89°03'03"W  
174.00'

20' DRAINAGE  
EASEMENT PER  
DOC. No. 743278

481.49'

APN 1220-11-001-046  
CARSON VALLEY RV STORAGE, LLC  
LOT 5, DOC. No. 743581

481.31'

APN 1220-11-001-047  
ROBINSON, JAMES T. & KIMBERLY A.  
LOT 6, DOC. No. 743581

N00°49'27"E

N00°49'27"E

APN 1220-11-001-045  
FLANDERS REAL ESTATE HOLDINGS, LLC  
LOT 5, DOC. No. 743581

10' PUE PER  
DOC. No. 743278

35'x55' PRIVATE  
DRAINAGE ESMT.

55'  
13'

174.00'  
N89°06'42"W

# TIMBER COURT

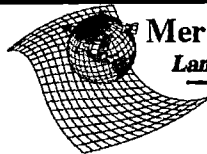
## EXHIBIT A-1

PRIVATE DRAINAGE EASEMENT

CARSON VALLEY RV STORAGE, LLC  
APN: 1220-11-001-046

DRAWN BY: EAF

DATE: FEB. 2023



**Meridian Surveying & Mapping, Inc.**  
*Land, Construction and Boundary Surveys*

8725 Technology Way, Reno, NV 89521  
(775) 690-4194