

Official RecordRecording requested By
DYLAN V. FREHNER, ESQ.Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$17.00

Page 1 of 4

RPTT:

Recorded By: LB

Book- 250 Page- 0701



APN:

RETURN RECORDED DEED TO:

David J. Barnett, Jr.
P.O. Box 582
Caliente, NV 89008

DOCUMENT PREPARED BY:

Dylan V. Frehner, Esq.
Attorney at Law
P.O. Box 517
Pioche, NV 89043**NON-EXCLUSIVE GRANT OF EASEMENT**

THIS NON-EXCLUSIVE GRANT OF EASEMENT is made and entered into this 31 day of AUGUST, 2009, between David J. and Stephanie Barnett, Husband and Wife, whose mailing address is 7107 Pam Drive, Caliente, Nevada 89008, and who own the hereinafter described Servient Property as joint tenants with right of survivorship, and as, the party of the first part, hereinafter referred to as "GRANTORS," and David J. Barnett, Jr., as a married man, whose mailing address is P.O. Box 582, Caliente, NV, 89008, and who owns the hereinafter described Dominant Property, the party of the second part, who hereinafter is referred to as "GRANTEE."

WITNESSETH:

That the GRANTORS, in consideration of Ten Dollars (\$10), lawful money of the United States of America, and other good and valuable consideration, in hand paid by the GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, do hereby grant unto the GRANTEE, and to his heirs and assigns, forever, a Non-Exclusive easement in and over the Servient Property owned by GRANTORS, and more particularly described as follows, to-wit:

SERVIENT PROPERTY

APN # 13-170-42, further described as:

Parcel #3 of the Stephanie Barnett Parcel Map Book page 52, situated within SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 14, T. 3S, R. 67E, M.D.M., Lincoln County, Nevada.

The specific use contemplated by this Non-Exclusive Easement is for access by the GRANTEE or the GRANTEE's agent(s) to the domestic well and/or pump and all waterworks, including pipelines, and any other improvements which are located on the Servient Property and which are necessary for the delivery of water to the



GRANTEE's home located on the Dominant Property, and more particularly described as follows, to-wit:

DOMINANT PROPERTY

APN # 13-170-43, further described as:

Parcel #4 of the Stephanie Barnett Parcel Map Book page 52, situated within SW ¼ of the SW ¼ of the NE ¼ of Section 14, T. 3S, R. 67E, M.D.M., Lincoln County, Nevada.

The Non-Exclusive Easement only applies and is limited to the twenty (20) foot by twenty (20) foot square of the North West corner of Servient Property, which square is bordered on the West by the Dominant Property and which is bordered on the North by Parcel #2 of the Stephanie Barnett Parcel Map. A map of the Non-Exclusive Easement is attached hereto as Exhibit A.

RESERVING UNTO GRANTORS, however, all right, title, interest and privilege in the full enjoyment of such property, and the use thereof, for all purposes not inconsistent with the use hereinabove specified.

This Access Easement is granted by GRANTORS and accepted by GRANTEE subject to the following conditions which GRANTEE covenants and agrees to perform:

1. To exercise due care in the use of the easement.
2. To cause no unnecessary or unreasonable obstruction or interruption of travel over and upon the same.
3. To limit the use of the easement for the purposes set forth herein.
4. To use the easement hereby granted so as to prevent the creation of any obstruction or condition which is or may become dangerous to GRANTORS, their guests, employees, invitees, licensees or the public in general, and touse the easement with due regard to the rights of the GRANTORS.
5. To the extent allowed by law, to indemnify and hold GRANTORS harmless from any and all claims for the payment of compensation or damages directly resulting from the use by GRANTEE of the easement granted.
6. GRANTEE understands this easement is a non-exclusive easement and agrees to use the same with due consideration of the rights of Grantor, the general public, and other easement holders.

///

///

///

///



All provisions of this Non-Exclusive Grant of Easement, including the benefits and burdens, shall run with the land and be binding upon and inert to the benefits of the parties, their successors and/or assigns.

This Non-Exclusive Grant of Easement is made, subject to all existing easements, rights of easements, rights of way, protective covenants, and mineral reservations of record, if any.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand the day and year first above written.

David J. Barnett
David J. Barnett

Stephanie Barnett
Stephanie Barnett

State of Nevada)
)ss.
County of Lincoln)

On this 31 day of August, 2009, David J. Barnett and Stephanie Barnett personally appeared before me and proved to me to be the persons described in and who executed the foregoing Non-Exclusive Grant of Easement, who acknowledged that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal.

Angelina Samson
NOTARY PUBLIC



