

Official Record

Recording requested By
JANET LEEDHAM

Lincoln County - NV
Leslie Boucher - Recorder

Fee: \$41.00 Page 1 of 3
RPTT: Recorded By: LB
Book- 272 Page- 0436

APN: 006-231-07

RETURN RECORDED DEED TO:
Janet Leedham
7313 Dusty Cloud Street
Las Vegas, Nevada 89149



GRANT OF EASEMENT

THIS ACCESS EASEMENT FOR INGRESS AND EGRESS is made and entered into this 01 day of JUNE 2012 between James Alton Thompson, whose mailing address is 3221 Dillon Avenue, N. Las Vegas, Nevada 89030, and who own the hereinafter described Servient Property as his sole and separate property, and as, the party of the first part, hereinafter referred to as "GRANTORS", and Janet Leedham., as a divorced woman whose mailing address 7313 Dusty Cloud Street, Las Vegas, Nevada 89149, and who owns the hereinafter described Dominant Property as her sole and separate property, and as, the party of the second part, hereinafter 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/her heirs and assigns, forever, a access easement for the purpose of ingress and egress, in and over that certain property owned by GRANTORS, hereinafter referred to as the Subservient Property, and more particularly described as follows, to-wit:

SERVIENT PROPERTY

APN # 006-231-13, further described as:

A 40 foot wide private easement for ingress and egress per the map filed with the Lincoln County Recorder File number 130653, in Plat Book C at Page 367. The location of the easement is in the southwest quarter of the northeast quarter of Section 35, Township 2 North, Range 69 East, M.D.M., which easement therefore traverses Assessor's Parcel Number 006-231-13 in the northerly direction, the centerline of which is more particularly described as follows:

Beginning at the southerly boundary, the centerline is at a point from which the center of Section 35 (monumented by a rebar & cap marked Owens PLS 2884) bears S 74°22'32" W 1081 feet;
Thence N 00°02'06" W 82.26 feet;



Thence on a tangent curve concave easterly, Delta angle 07°29'39", Radius 100 feet and an Arc length of 13.08 feet;
 Thence N 07°27'33" E 119.70 feet;
 Thence a tangent curve concave easterly, Delta angle 06°44'27", Radius 300 feet and an Arc length of 35.29 feet;
 Thence N 14°12'00" E 107.52 feet to the northerly boundary of said Assessor's Parcel Number 006-231-13.
 A total of 357.85 feet more or less.
 End of description.

The Basis of bearings is the east line of the southwest quarter of the Northeast quarter of Section 35, T.2 N., R. 69 E, M.D.M. shown on a Record of Survey, Boundary Line Adjustment map Plat Book B at Page 410 in the Lincoln County, Nevada Records.

DOMINANT PROPERTY

All the real property situate in the County of Lincoln, State of Nevada, Described as follows: APN 006-231-07

A parcel of land stituate within the East Half (E1/2) of Section 35.T.1n.R. 69E. MDB&M described as follows:

Beginning at a point from which the Southwest corner of said Section 35 bears S.41°01'30.7" W.. A distance of 3,961.54 feet. More or Less: Thence North 330 Feet. More or less to the Northwest corner: Thence N. 89°52'30" W.220.5 feet, more or less to a point on an existing fence and the westerly right-of-way on the existing county road (also being the East boundary of the Hollinger field): thence N 08° W., 197 feet, more or less, along said existing fence and right-of-way: thence S. 89°09'W., 128.68 feet, more or less, along said existing fence: thence N. 65° W. 30.5 feet, more or less, alon said existing fence: thence S. 15°41'W. 42.74 feet, more or less, along said existing fence; Thence S. 42°01' W. 51.77 Feet, more or less, along said existing fence: thence N. 79° 01' W. 64.75 feet, more or less, along said existing fence: thence S. 16°14'W. 141.45 feet, more or less, along said existing fence; Thence S. 89°52'30" W. 406.78 feet, more or less, to the point of beginning. Said parcel of land contains 5.98 acres, more or less.

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 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 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.

James Alton Thompson
JAMES ALTON THOMPSON

State of Nevada)
)ss.
County of Lincoln)

On this 01 day of June, 2012 ALTON JAMES THOMPSON personally appeared before me and proved to me to be the persons described in and who executed the foregoing Grant of Easement, who acknowledged that he 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.

M. Howard
NOTARY PUBLIC

