



0143580

APN: 006-071-13 and 006-071-14.

RETURN RECORDED DEED TO:

Dusty Cole
P.O. Box 246
Pioche, NV 89043

DOCUMENT PREPARED BY:

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

20 THIS ACCESS EASEMENT FOR INGRESS AND EGRESS is made and entered into this day of June, 2013, between Randy G. Lytle and Toni C. Lytle, whose mailing address is HC 74 Box 180, Pioche, Nevada 89043, and who owns the hereinafter described Servient Property as joint tenants with right of survivorship, and as, the party of the first part, hereinafter referred to as "GRANTOR", and Dusty Cole, as a married man, whose mailing address P.O. Box 246, Pioche, Nevada 89043, and who owns the hereinafter described Dominant Property as his sole and separate property, and as, the party of the second part, hereinafter referred to as "GRANTEE."

WITNESSETH:

That the GRANTOR, 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, the receipt of which is hereby acknowledged, does hereby grant unto the GRANTEE, and to his/her heirs and assigns, forever, an access easement for the purpose of ingress and egress, in and over that certain property owned by GRANTOR and known as the Servient Property, and more particularly described as follows, to-wit:

SERVIENT PROPERTY

The portion of the real property situate in the County of Lincoln, State of Nevada, Described as follows: APN #006-071-14, and further described as:

A 30 foot wide private easement for ingress and egress per the Parcel Map for Gordon and Betty Lytle Family Trust filed with the Lincoln County Recorder File number 137498, in Plat Book D at Page 334. The location of the easement is across Parcel 2 of the above mentioned map and follows the old ranch road as indicated on the map across the NE1/4SW1/4, the



SE1/4NW1/4 and NE1/4NW1/4 of Section 5, Township 2 North, Range 70 East, M.D.M., which easement therefore traverses the Parcel 2 in a northerly direction.

DOMINANT PROPERTY

All the real property situate in the County of Lincoln, State of Nevada, Described as follows: APN 006-071-13.

A parcel of land described as Parcel 1 of the Parcel Map for Gordon and Betty Lytle Family Trust filed with the Lincoln County Recorder File number 137498, in Plat Book D at Page 334.

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.
7. GRANTEE understands and agrees by the recording of this document to property security measures as stipulated and agreed by GRANTOR as follows: the entry gate to the Dominant Property shall remain locked at all times.

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.

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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.

Randy Lytle
RANDY G. LYTLE

Toni C. Lytle
TONI C. LYTLE

State of Nevada)
)ss.
County of Lincoln)

On this 20th day of June, 2013, RANDY LYTLE and TONI C. LYTLE 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 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.

Alisha Adams
NOTARY PUBLIC

