

APN: 006-241-33  
006-241-34  
006-241-37

RETURN RECORDED DEED TO:

Joi Hunt and Matthew Fish  
4714 Biddle Way  
North Las Vegas, NV 89032



0146980

**GRANT OF EASEMENT**

6<sup>th</sup> THIS ACCESS EASEMENT FOR INGRESS AND EGRESS is made and entered into this day of MARCH, 2015, between , George T. Chandler, a married man as his sole and separate property, and Barry E. Chandler, a married man as his sole and separate property, as joint tenants and owners of the hereinafter described Servient Property, and as the party of the first part, hereinafter referred to as "GRANTORS", and Matthew Fish and Joi Hunt, as joint tenants with rights of survivorship and as owners of the hereinafter described Dominant Property, the party of the second part, hereinafter referred to as "GRANTEES."

**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 006-241-37**, further described as:

All that certain real property situate in the County of Lincoln, State of Nevada, described as follows:

Beginning at the Northwest Corner of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section 35, Township 2 North, Range 69 East, M.D.B.M., thence running East 1600 feet; thence running South 5°15' West a distance of 521 feet to the TRUE POINT OF BEGINNING; thence continuing South 5°15' West a distance of 235 feet to the Southeast corner of this tract; thence running North 73°55" West a distance of 264 feed to the East right of way line of the County Road; thence running North 17°10' East along the East right of way line of the County Road a distance of 235 feet, to the Northwest



corner of this tract; thence running due East a distance of 227 feet more or less to the TRUE POINT OF BEGINNING, and being all situate in the Northwest Quarter (NW1/4) of the Southeast Quarter (SE1/4) of Section 35, Township 2 North, Range 69 East, M.D.B.M.

Subject to the easement across the described property as follows:

A 16 foot private easement for ingress and egress per the plat map filed with the Lincoln County Recorder as Document No. 78888, located in Plat Book A at Page 217. The location of the easement is in the Northwest quarter (NW1/4) of the Southeast quarter (SE1/4) of Section 35 Township 2 North, Range 69 East M.D.B.&M., which easement crosses Assessor's Parcel Number 006-241-37 and is more particularly described as follows:

Beginning at a point from which the Southwest Corner of said Section 35 bears S49°14'24"W 3469.08 feet, thence S71°43'E 233.64 feet, thence S08°35'24"W 16.20 feet, thence N71°43'W 236.15 feet, thence N17°32'15"E 16.00 feet to the point of beginning.

#### **DOMINANT PROPERTIES**

All the real property situate in the County of Lincoln, State of Nevada, Described as follows:

#### **APN 006-241-33**

Beginning at a point which is North 2315.85 feet and East 2869.40 feet from the Southwest Corner of Section 35, Township 2 north, Range 69 East, M.D.B.M; thence South 89°52'31" West 692.13 feet; thence South 17°50'24" West 183.63 feet; thence North 89°52'31" West 662.20 feet; thence North 8°35'24" East 176.85 feet to the point of beginning, and being a portion of Pat. No. 11 heretofore conveyed by John E. Hammond to Isabell Hammond, in the Northwest quarter (NW1/4) of Section 35, Township 2 North, Range 69 East, M.D.B.M., in Lincoln County, further described on the assessment roll as Lot 14.

Excepting therefrom an easement and right-of-way, 30 feet wide, parallel to the West boundary, for use as access to properties adjacent on the North and the South as set forth in document recorded September 21, 1979 as instrument No. 65798 of Official Records.

#### **APN 006-241-34**

Beginning at a point which is North 59°34'48" East 3724.58 feet from the Southwest Corner of Section 35, Township 2 North, Range 69 East, M.D.B.M; thence North 70°14'36" West 410.60 feet; thence North 8°35'24" East 117.62



feet; thence South 89°52'31" East 662.29 feet; thence South 17°50'24" West 104.81 feet; thence South 59°30'24" West 303.26 feet to the point of beginning.

Further described as parcel three (3) as shown by map on file as Document No. 62922, Plat A, page 140 of parcel maps, recorded October 1978 at the instance of John P. Hammond Record of Survey, Lincoln County, Nevada Recorder's Office.

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 GRANTEES subject to the following conditions which GRANTEES covenants and agrees to perform:

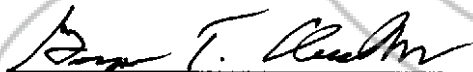
1. To exercise due care in the use of the easement.
2. To cause no unnecessary or unreasonable obstruction or interruption of travel over and upon the same


TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining and the reversion(s), remainder(s), rents, issues and profits thereof; also all possession, claim and demand whatsoever, as well as in law as in equity of the said party of the first part, of, in, or to the said premises.

TO HAVE AND TO HOLD, all and singular, the said premises together with the appurtenances, unto the said GRANTEES, and to their heirs and assigns, forever.



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

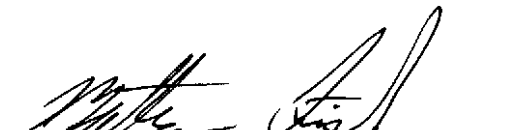
**GRANTORS:**

  
George T. Chandler

  
Barry E. Chandler

**GRANTEES:**

  
Joi Hunt  


  
Matthew Fish



State of Nevada )  
 )ss.  
County of Clark )

On this 10<sup>th</sup> day of March, 2015, GEORGE T. CHANDLER, personally appeared before me and proved to me to be the person 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.

Whitney Frank  
NOTARY PUBLIC

State of Nevada County of Clark  
Subscribed and sworn before me on 3-10-2015  
(Date)  
Whitney Frank  
(Notary Signature)

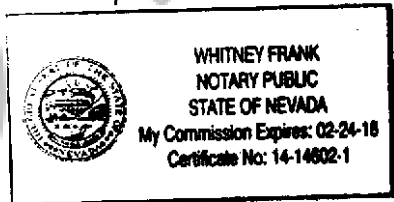
State of Nevada )  
 )ss.  
County of Clark )

On this 11<sup>th</sup> day of March, 2015, BARRY E. CHANDLER, personally appeared before me and proved to me to be the person 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.

Whitney Frank  
NOTARY PUBLIC

Whitney FRANK



State of Nevada )  
 )ss.  
County of Clark )

#14-14602-1  
Exp 2-24-18

On this 10<sup>th</sup> day of MARCH, 2015, JOI HUNT and MATTHEW FISH, 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.

Whitney Frank  
NOTARY PUBLIC