



OFFICIAL RECORD
AMY ELMER, RECORDER

Return document to:
Boyd & Penny Wittwer
PO Box 7276
Bunkerville, NV 89007

Prepared by:
Boyd & Penny Wittwer
PO Box 7276
Bunkerville, NV 89007

In compliance with NRS 239B.030, I, the undersigned, hereby affirm that this document submitted for recording does not contain a Social Security number.

EASEMENT DEED FOR INGRESS AND EGRESS

KNOW ALL MEN BY THESE PRESENTS, this 10 day of March, 2021
that for the true and actual consideration of: (\$10.00) Ten Dollars

the receipt of which is hereby acknowledged, the grantor,

Wittwer Family Trust Dated March 5, 2020
Boyd J. Wittwer and Penny A. Wittwer
PO Box 7276
Bunkerville, NV 89007

hereby GRANTS to the grantee,
Wittwer Family Trust Dated March 5, 2020
Boyd J. Wittwer and Penny A. Wittwer
PO Box 7276 Bunkerville, NV 89007

a(n) exclusive easement for ingress and egress and incidental purposes
over the following described real property ("Servient Tenement") in the
City of Caliente County of Lincoln, State of Nevada.
APN #: 013-080-04 As shown in Exhibit A attached hereto and
incorporated herein.

Said exclusive easement is appurtenant to and for the benefit of the
following described real property ("Dominant Tenement") in the
City of Caliente County of Lincoln, State of Nevada.
APN #: 013-080-04 As shown in Exhibit B attached hereto
and incorporated herein.

This appurtenant exclusive easement is described as a portion of the Servient Tenement and more specifically described in Exhibit C & D attached hereto and incorporated herein.

This appurtenant exclusive easement shall run with the lands described above and for the sole benefit of the Dominant Tenement and shall bind the heirs, successors and assigns of the grantor and grantee.

Purpose of easement:

The purpose of this easement is giving the Grantees utility access to Well # 79602

The following Exhibits are attached:

Exhibit A - Legal Description

Exhibit B - Legal Description

Exhibit C - Easement Description

Exhibit D - Map

The County Recorder is hereby instructed to index this Easement Deed for Ingress and Egress in the Grantor / Grantee index under the names of the respective parties.

IN WITNESS WHEREOF, the grantor has signed and sealed these presents on the day first above written.

Boyd J. Wittwer Penny Wittwer
Signature Signature
Boyd J. Wittwer Penny A. Wittwer
Print name Print name
Grantor Grantor
Capacity Capacity

Boyd J. Wittwer Penny Wittwer
Signature Signature
Boyd J. Wittwer Penny A. Wittwer
Print name Print name
Grantee Grantee
Capacity Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Nevada)
COUNTY OF Clark)

This instrument was acknowledged before me on the 11th day of March, 2021, by Boyd J. Wittwer and Penny A. Wittwer
x x x x x x x x x x x x x x x x

Signature: Ana Perez
Print name: Ana Perez
Title: Notary
My commission expires: 07/28/2024

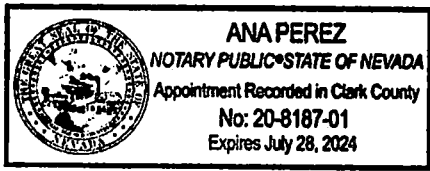


EXHIBIT A
Servient Tenement Description

Assessor's Parcel Number: 013-080-04

Commonly known as: 12997 Beaver Dam Road, Caliente, NV 89008

Legal description:

The West 1/2 Southwest 1/4 Southeast 1/4 and the West 1/2 East 1/2 Southwest 1/4 Southeast 1/4 of Section 32, Township 4 South, Range 70 East, MDB&M, Lincoln County, Nevada and consisting of approximately 30 acres.

EXHIBIT B
Dominant Tenement Description

Assessor's Parcel Number: 013-080-04

Commonly known as: 12997 Beaver Dam Road, Caliente, NV 89008

Legal description:

The West 1/2 Southwest 1/4 Southeast 1/4 and the West 1/2 East 1/2 Southwest 1/4 Southeast 1/4 of Section 32, Township 4 South, Range 70 East, MDB&M, Lincoln County, Nevada and consisting of approximately 30 acres.

APN 013-080-04
WITTWER FAMILY TRUST

EXHIBIT C
LEGAL DESCRIPTION
WELL MAINTENANCE AND
UTILITY EASEMENT

LYING WITHIN THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 70 EAST, M.D.M., LINCOLN COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE SOUTHEAST CORNER OF THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 32; THENCE SOUTH 89°59'00" WEST, 50.00 FEET; THENCE NORTH 00°14'04" WEST, 50.00 FEET; THENCE NORTH 89°59'00" EAST, 50.00 FEET TO THE EAST LINE OF SAID WEST HALF (W 1/2); THENCE ALONG SAID EAST LINE SOUTH 00°14'04" EAST, 50.00 FEET TO THE POINT OF BEGINNING.

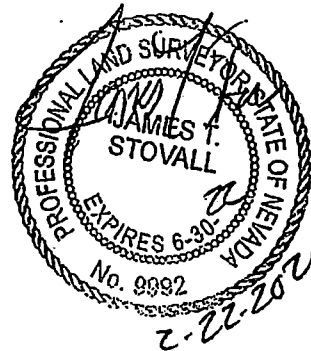
THE ABOVE EASEMENT AREA CONTAINS 2,500 SQUARE FEET MORE OR LESS.

ATTACHED HERETO IS A MAP TITLED "EXHIBIT D" AND BY THIS REFERENCE, ARE MADE A PART HEREOF.

BASIS OF BEARING

NORTH 89°59'00" EAST, BEING THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 80 EAST, M.D.M., LINCOLN COUNTY, NEVADA, AS SHOW ON THAT CERTAIN RECORD OF SURVEY FRO HAROLD AND ANITA WITTWER, RECORDED IN BOOK PLAT B, PAGE 474, OFFICIAL RECORDS OF LINCOLN COUNTY, NEVADA.

PURPOSE:	WELL MAINTENANCE AND UTILITY EASEMENT
PREPARED BY:	JAMES TODD STOVALL PLS 7065 W ANN ROAD STE130-338 LAS VEGAS, NEVADA 89130
JOB NAME:	BOYD WITTWER
JOB NUMBER:	021-016
GOVERNING ENTITY:	LINCOLN COUNTY
FILE NAME:	021-006 WELL



APN 013-080-04
WITTMER FAMILY TRUST

EXHIBIT D

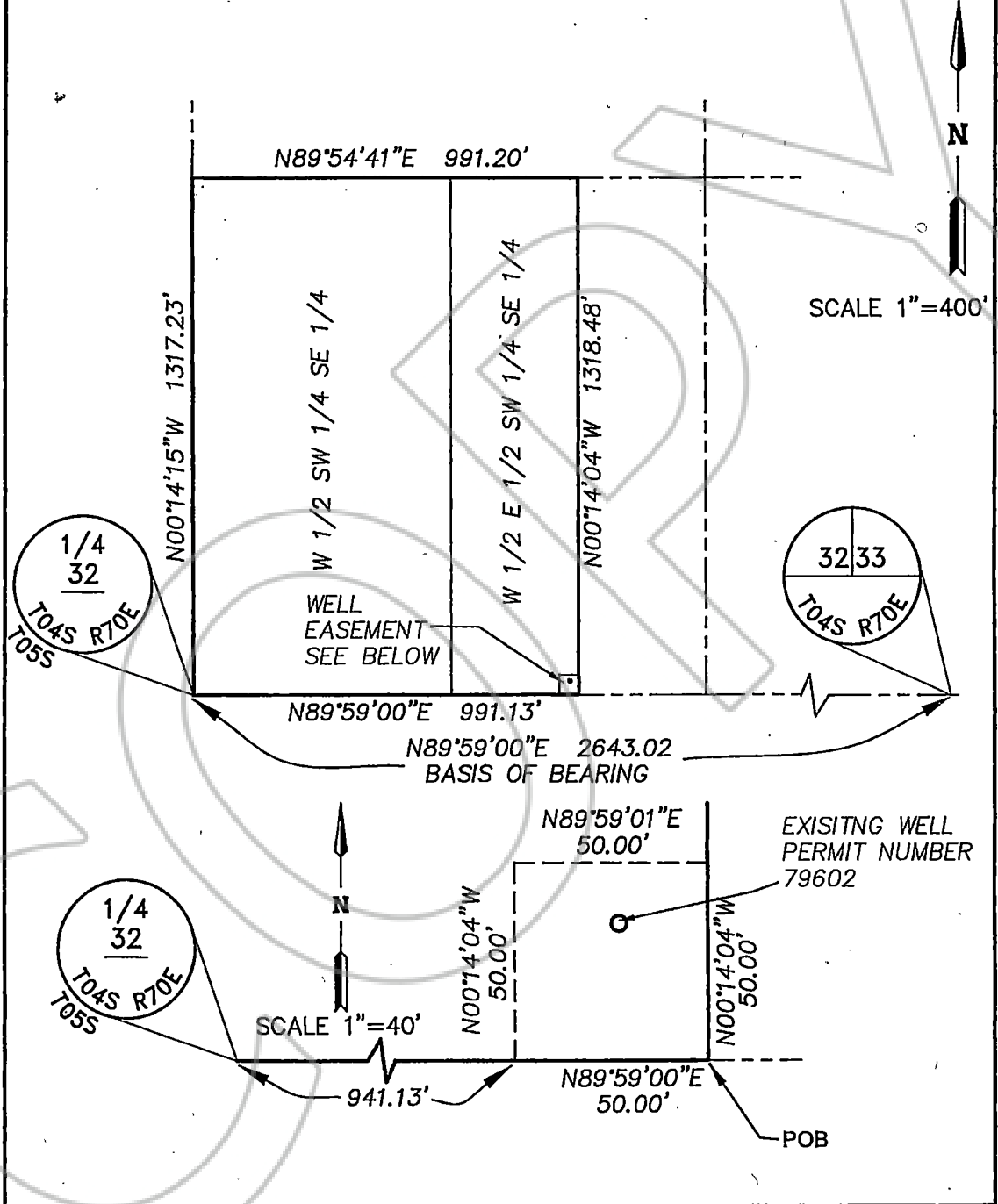


EXHIBIT C
TO ACCOMPANY
DESCRIPTION
PAGE 2 OF 2

JOB NO: 021-014
DATE: 2/22/21
DRAWN BY: JTS
CHECKED BY: JTS



STOVALL SURVEYING LLC
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LAS VEGAS, NEVADA 89130
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