

Easement information
Albert Mulder sale to ward Hill
Title Service and Escr
Escrow #TSF-13799
ORDER NO. 030119
APN #007-250-19

BOOK 364 PAGE 326-328
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
Stewart Title
2003 AUG 22 PM 3: 06

EUREKA COUNTY NEVADA
M.N. REBALEATI, RECORDER
FILE NO. FEES 16⁰⁰

182362

Recording Requested :
Intermountain Federal and Bank
Association

WHEN RECORDED ML TO:

Intermountain Federal and Bank
Association
P. O. Box 1708
Fallon, NV 89407

Easement Deed and Agreement

This Easement Deed and Agreement ("Agreement") is made and entered into as of July 29, 2003, and between ALBERT H. MULDER, a married man, and HOWARD HILL SR. and KATHY HILL, husband and wife.

For valuable consideration, receipt of which is hereby acknowledged, it is agreed as follows:

ALBERT H. MULDER Married Man, (Grantor), hereby grants to HOWARD HILL SR. and KATHY M. HILL, husband and wife, (Grantees) and Grantees' heirs, successors, and assigns, the following described property in the unincorporated area of the County of EUREKA, State of Nevada:

A NON-EXCLUDE EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS ONLY BY FOOT OR VEHICLE, INCLUDING WITHOUT LIMITATION TRACTORS, TRUCKS AND OTHER FARMING EQUIPMENT, (THE "EASEMENT") OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL OF LAND:

THE SOUTH 20TH 1/4 OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 54 EAST, MDB&M. (THE SERVIENT TENEMENT")

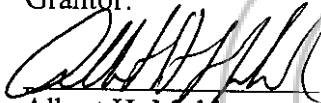
SAID EASEMENT IS FOR THE BENEFIT OF AND APPURTENANT TO THE WEST
HALF OF SECON 16, TOWNSHIP 21 NORTH, RANGE 54 EAST, MDB&M. (the
"DOMINANT TENEMENT")

The Easement is for use by the owner of the Dominant Tenement and persons using or occupying the Dominant Tenement with said owner's permission and/or consent, including without limitation guests, invitees, agents, and tenants. It is further understood and agreed that the Easement granted herein is non-exclusive meaning that Grantor (including Grantor's heirs, successors and assigns) serves and retains all rights to the Servient Tenement, including but not limited to, the right to own and maintain a livestock fence and a closed gate between the Dominant Tenement and the Servient Tenement and make any use of the Servient Tenement that does not unreasonably interfere with Grantees' rights of ingress and egress established under this Easement.

It is further understood and agreed that said Easement is an easement for ingress and egress only and it does not give the grantees the right to use, remove, and/or destroy any buildings, improvements, water risers, irrigation wells and/or pumping equipment located on the Servient Tenement or any other portion of Section 17, Township 21 North, Range 54 East, MDB&M.

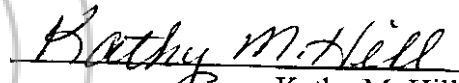
This Easement shall run with the land and be binding upon the parties, their heirs, successors and assigns.

Grantor:


Albert H. Mulder

Grantees:


Howard Hill, Sr.

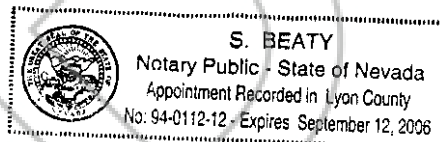

Kathy M. Hill

STATE OF NADA)
)
COUNTY OF ON) ss.

On AUGUST, 2003, personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), HOWARD HILL, SR. and KATHY M. HILL, who acknowledged to me that they executed the within instrument

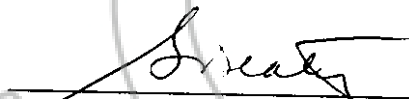


Notary Public



STATE OF NADA)
)
COUNTY OF ON) ss.

On AUGUST, 2003, personally appeared before me, a Notary Public (or Judge or other authorized person, as the case may be), ALBERT H. MULDER, who acknowledged to me that he executed the within instrument.



Notary Public

