

RECORDING REQUESTED BY
and when Recorded Return to::
Grantor :
KENT TAYLOR)
5402 Bull Run Circle)
Austin, Texas 78727)

Grantee:
KENT TAYLOR)
5402 Bull Run Circle)
Austin, Texas 78727)

EUREKA COUNTY, NV 2019-239260
Rec:\$35.00
Total:\$35.00 07/11/2019 01:12 PM
KENT TAYLOR Pgs=2



LISA HOEHNE, CLERK RECORDER

Easement for Ingress/Egress/Utilities

For in Consideration of the mutual covenants and agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Kent Taylor ("Grantor")** hereby grants, deeds, and conveys to **KENT TAYLOR ("Grantee")**, its successors and assigns, a perpetual, non-exclusive Right of Way and easement and Utility easement ("Easement") in, under, upon, about, over and through the property(ies) hereto and incorporated herein by reference ("Property") therefore described as:

1. **APN#: 005-040-011 LEGAL DESCRIPTION: T31N, R48E, Sec. 21, NW4SE4; Easement shall commence along and extend 40' from the existing property lines/boundaries**

-AND-

2. **APN#: 005-040-03 LEGAL DESCRIPTION: T31N, R48E, Sec. 21, W2NE4 ; Easement shall commence along and extend 40' from the existing property lines/boundaries**

Terms and Conditions: The following terms and conditions apply to the Easement granted by this agreement:

1. Grant. The easement granted hereby shall be for ingress and egress to and from, and for Utilities upon and over the "Property", For providing uninterrupted ingress, egress, and construction of Utilities for personal use, including electric, water, telephone, gas, fiber optics.

Easements hereby created specifically for following property(ies) owned by Grantee:

- A). **APN#: 005-010-34 ; LEGAL DESCRIPTION: T31N, R48E, Sec. 15, Lot 1 : NE4NW4; S2NW4; SW4 . aka W2 ; Easement shall commence along and extend 40' from the existing property lines/boundaries**

-AND-

- B). **APN#: 005-040-03 ; LEGAL DESCRIPTION: T31N, R48E, Sec. 21, W2NE4 ; Easement shall commence along and extend 40' from the existing property lines/boundaries.**

All parcels referenced in this document are located in Eureka County Nevada.

2. Utilities . The Grantee may construct utilities within the Easement. The Grantee shall bear full financial responsibility and means to maintain the Easement .

3. Improvement and Maintenance of Easements: Improvement and Maintenance of the

Easement will be at sole expense of the Grantee. The Grantee may construct a permanent street or road on the Easement. The Grantee shall bear full financial responsibility and means to maintain the Easement.

4. No Interference: Grantor shall not interfere with the Grantee's construction of such permanent street or road within the Easement.

5. Termination: This Easement shall be terminated at any time by an instrument executed for such purpose and signed by the parties.

6. Amendment: This Easement shall be amended only by a written and recorded instrument signed by the parties or the then current owner(s) of the Property and the Easement.

~~7. This Easement shall be binding upon and inure to the benefit of the parties successors and assigns, heirs, beneficiaries and personal representatives.~~

8. Equitable Rights of Enforcement: This Easement may be enforced by restraining orders and injunctions prohibiting interference and commanding compliance.

9. Attorney's Fees: If either party retains an attorney to enforce this agreement, the party prevailing in litigations entitled to recover reasonable attorney's fees and court costs.

10. Governing.: This Easement shall be governed by and construed and enforced in accordance with the laws of the State of Nevada

On this 8th day of July 2019, in the County of Williamson State of Texas, I/we herewith sign this Easement Agreement.

Kent Taylor
KENT TAYLOR

State of Texas)

County of Williamson)

On this the 8th day of July, 2019, before me, the undersigned, a notary public in and for said County and State, personally appeared Kent Taylor, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Katy Roberts
Signature of Notary

