

EUREKA COUNTY, NV
LAND-EAS
Rec:\$37.00
Total:\$37.00
SANDY EASTWOOD

2024-251943
04/19/2024 01:46 PM
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KATHERINE J. BOWLING, CLERK RECORDER

THE UNDERSIGNED HEREBY AFFIRM
THAT THIS DOCUMENT SUBMITTED
FOR RECORDING DOES NOT CONTAIN
A SOCIAL SECURITY NUMBER

APNs 001-034-02 & 001-033-07

Por. SW1/4 SEC 13 & SE1/4 SEC 14, T19N, R53E, MDM

WHEN RECORDED MAIL TO:

David & Sandra Eastwood
P.O. Box 756
Eureka, NV 898316

Eureka, Nevada

April 19 2024

GRANT OF NON-EXCLUSIVE INGRESS AND EGRESS EASEMENT

FOR CONSIDERATION RECEIVED in the amount of Five Hundred Dollars (\$500.00),
the receipt of which is hereby acknowledged, GRANTORS LUIS M. CANEDO, an unmarried
man, and DOLORES A. TORRES, an unmarried woman, as joint tenants with full right of
survivorship, of 380 North Main Street, Eureka, Nevada, their heirs, successors in interest, and
assigns, forever and in perpetuity grant to GRANTEES DAVID EASTWOOD AND SANDRA
EASTWOOD, husband and wife, joint tenants, of 100 East Robins Street in Eureka, Nevada, their
heirs, successors in interest, and assigns, an easement and right of way on and over a portion of

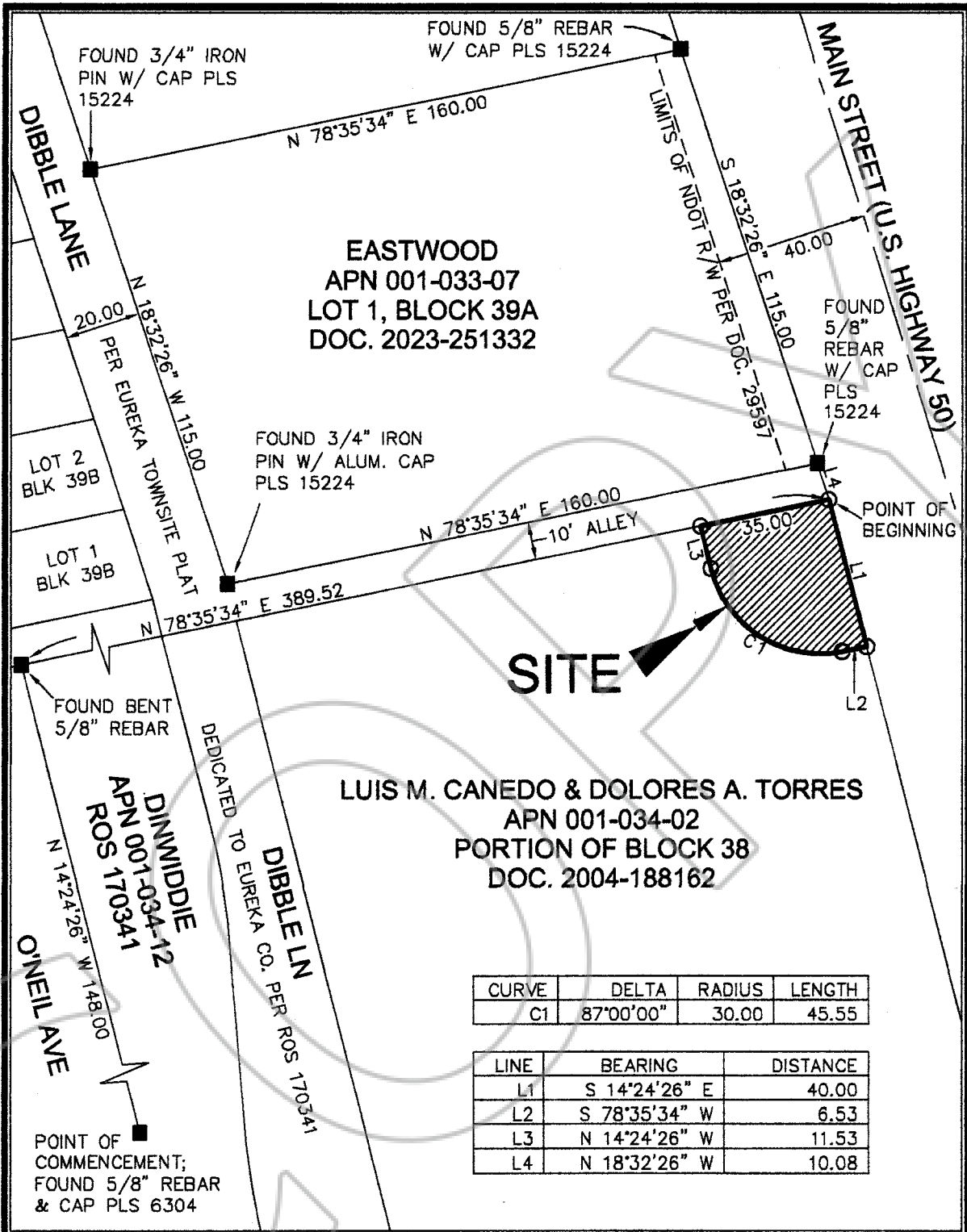
land situate within the unincorporated town of Eureka, County of Eureka, State of Nevada, described with particularity in the legal description attached hereto and incorporated herein as EXHIBIT B, and further explained by the map attached hereto and incorporated herein as EXHIBIT C.

This Easement and right of way shall continue to provide the EASTWOODs, their heirs, successors in interest, and assigns, together with their tenant(s), servant(s), visitor(s), and licensees, in common with all others having the like right, at all times hereafter with or without automobile or other vehicles or on foot, access for the purpose of ingress and egress to and from the EASTWOOD property described in the attached EXHIBIT A, together with the right to improve, grade, remove snow.

The EASTWOODs, their heirs, successors in interest, and assigns, understand and agree to assume all risks inherent in the use of this Easement.

CANEDO and TORRES understand and agree they, their heirs, successors in interest, and assigns will remain responsible, as the legal owners of the real property described in EXHIBIT B, for all fees, assessments, and taxes imposed upon the parcel they own of which EXHIBIT C is a part.

The burden and benefits of this Easement are intended by the parties to attach and run with the land.



EASTWOOD
APN 001-033-07
LOT 1, BLOCK 39A
DOC. 2023-251332

LUIS M. CANEDO & DOLORES A. TORRES
APN 001-034-02
PORTION OF BLOCK 38
DOC. 2004-188162

SITE

CURVE	DELTA	RADIUS	LENGTH
C1	87°00'00"	30.00	45.55

LINE	BEARING	DISTANCE
L1	S 14°24'26" E	40.00
L2	S 78°35'34" W	6.53
L3	N 14°24'26" W	11.53
L4	N 18°32'26" W	10.08

EXHIBIT "C"
DISPLAY TO ACCOMPANY
LEGAL DESCRIPTION

SCALE 1" = 40'
 EASEMENT TO BENEFIT
 APN 001-033-07



SHEET
 1
 OF
 1

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EXHIBIT "B"
LEGAL DESCRIPTION
PORTION OF APN 001-034-02
(EASEMENT ENCUMBERING LAND OWNED BY GRANTOR)

A portion of parcel described in Joint Tenancy Grant, Bargain and Sale Deed, Document Number 188162, recorded July 1, 2004, on file in the office of the County Recorder, Eureka County, Nevada, situate within a portion of the Southwest Quarter of Section 13, and a portion of the Southeast Quarter of Section 14, Township 19 North, Range 53 East, MDM, and being more particularly described as follows:

Commencing at the Southwest corner of the Dinwiddie parcel as shown on Record of Survey Supporting a Boundary Line Adjustment for Eureka County, File Number 170341, recorded August 10, 1998, on file in said recorder's office;
thence along the Westerly boundary of said Dinwiddie parcel North 14°24'26" West a distance of 148.00 feet to the intersection of the Northerly boundary the General Washington Mill Site shown as Block 38 on the Plat of the Townsite of Eureka Nevada, on file with the Bureau of Land Management;
thence departing said Westerly boundary and along said Northerly boundary North 78°35'34" East a distance of 389.52 feet to the Northeast corner of said General Washington Mill Site, and being the Point of Beginning;
thence departing said Northerly boundary and along the Easterly boundary of said General Washington Mill Site South 14°24'26" East a distance of 40.00 feet;
thence departing said Easterly boundary South 78°35'34" West a distance of 6.53 feet;
thence along a tangent circular curve to the right with a radius of 30.00 feet and a central angle of 87°00'00" an arc length of 45.55 feet;
thence North 14°24'26" West a distance of 11.53 feet to a point on the Northerly boundary of said General Washington Mill Site;
thence along said Northerly boundary North 78°35'34" East a distance of 35.00 feet to the Point of Beginning.

Said parcel contains an area of approximately 1,227 square feet.

Basis of Bearings: NAD83/94, Nevada State Plane Coordinate System, East Zone.

Description Prepared By
Ryan G. Cook, PLS 15224
Summit Engineering Corporation
5405 Mae Anne Ave.
Reno, NV 89523
775-747-8550

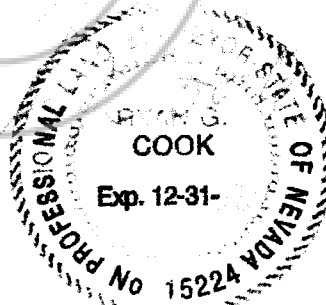


EXHIBIT "A"
LEGAL DESCRIPTION
APN 001-033-07 (BENEFITTED LAND OWNED BY GRANTEE)

All that real property situate in the County of Eureka, State of Nevada, bounded and described as follows:

Lot 1, Block 39A as shown on the official map of the Townsite of Eureka, on file in the office of the County Recorder, Eureka County, Nevada.

Document No. 2023-251332 is provided pursuant to the requirements of Section 6 NRS 111.312.

IN WITNESS WHEREOF, GRANTORS CANEDO and TORRES, have hereunto set their hands the day and year as written below:

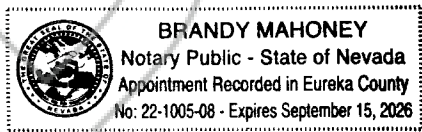
LUIS M. CANEDO and DOLORES A. TORRES
380 North Main Street
Eureka, Nevada
APN 001-034-02

Luis Canedo
LUIS M. CANEDO

STATE OF NEVADA)
) SS
County of Eureka)

On this 19th day of April 2024, there appeared before me, a Notary Public in and for said State and County, one LUIS M. CANEDO, who then and there affirmed to me that he executed the foregoing instrument for the purposes therein set forth.

Brandy Mahoney
NOTARY PUBLIC



Dolores Torres
DOLORES A. TORRES

STATE OF NEVADA)
) SS
County of Eureka)

On this 19th day of April 2024, there appeared before me, a Notary Public in and for said State and County, one DOLORES A. TORRES, who then and there affirmed to me that she executed the foregoing instrument for the purposes therein set forth.

Brandy Mahoney
NOTARY PUBLIC



