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SCO Planning & Engineering, Inc.

When Recorded Mail Document To:

Sandy MacDougall
260 Newport Center Drive, 4th Floor
Newport Beach, CA 92660

APN: 051-370-002, 051-120-017 & 051-120-018

SPACE ABOVE THIS LINE FOR RECORDER'S USE

EASEMENT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ none City Tax is \$ none

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale,

☒ Unincorporated Area of the County of Nevada

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TRUST ONE TRUST as Trustee, Vanessa V. Marquez

hereby grants to: Western Gateway Park and,

JOHN AND TONI OROSE, HUSBAND AND WIFE AND JOINT TENANTS; IDM ENDEAVORS LLC; PENNIMAN & ASSOICATES, LLC; PACIFIC PREMIER TRUST, CUSTODIAN FBO ANOTHONY LYON, IRA; CAROLE CHAMP, A SINGLE WOMAN; ROKIN'IT, LLC; GEORGE BUCKLEY AND JANET BUCKLEY, AS TRUSTEES OF THE BUCKLEY FAMILY REVOCABLE TRUST; VALERIE WICKLAND, TRUSTEE OF THE VALERIE ELIZABETH WICKLAND 1989 REVOCABLE SEPARATE PROPERTY EST. 9/18/1989; CHARLES MUGLER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY; their successor's and/or assigns for the benefit of **Parcel A** per Book 18 of Parcel Maps, Page 207, Official Records of Nevada County, Official Records of Nevada County

A non-exclusive **EMERGENCY ACCESS EASEMENT** across a portion of Parcel 3 and Parcel 1 described in Document No. 2024-019456; Official Records of Nevada County. Said Easement is for Emergency Access including ingress/egress, construction, maintenance and all appurtenances thereto

Said Easement is situated in the Penn Valley, County of Nevada, State of California, as described in Exhibit "A" and shown on Supporting Exhibit "B" and made a part hereof.


Vanessa V. Marquez,
Trustee, TRUST ONE TRUST

3-13-25
Date

Notary Acknowledgements on following page

GRANTOR:

TRUST ONE TRUST as Trustee, Vanessa V. Marquez

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Nevada)

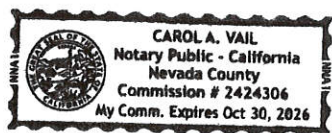
On 3/13/25 before me, Carol A. Vail
Date Here Insert Name and Title of the Officer

personally appeared Vanessa Veronica Marquez
Name(s) of Signer(s)

who 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 the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Carol A. Vail
Signature of Notary Public

EXHIBIT A
LEGAL DESCRIPTION
EMERGENCY ACCESS EASEMENT

Description of an Emergency Easement thirty feet (30') in width across a portion of those parcels of land described as Parcel No. 3 and Parcel No. 1 in that Quit Claim Deed recorded as Document No. 2024-019456, Official Records of Nevada County, being a portion of the Northwest Quarter of Section 34, Township 16 North, Range 7 East, Mount Diablo Meridian, in Penn Valley, County of Nevada, State of California and being more particularly described as follows:

Beginning at a point on the southerly right of way line of State Highway 20 and the northwesterly corner of said Parcel No. 3, described in that Quit Claim Deed recorded as Document No. 2024-019456, Official Records of Nevada County, thence from said **Point of Beginning** along the following eight (8) courses:


1. Thence South 77°07'30" East, 78.86 feet;
2. Thence along the arc of a curve to the left having a radius of 5080.00, a delta angle of 09°19'55" and an arc length of 827.40 feet;
3. Thence South 86°27'25" East, 194.91 feet;
4. Thence South 89°08'44" West, 310.81 feet to the northeasterly corner of said Parcel No. 1, described in that Quit Claim Deed recorded as Document No. 2024-019456, Official Records of Nevada County;
5. Thence along the easterly line of said Parcel No. 1 South 00°51'16" East, 4.90 feet;
6. Thence from a tangent bearing of North 85°10'18" West along the arc of a curve to the right having a radius of 5,110.00', a delta angle of 08°02'48" and an arc length of 717.66 feet;
7. Thence North 77°07'30" West, 71.23 feet to the westerly boundary of said Parcel No. 3 and the easterly boundary of Western Gateway Park;
8. Thence North 01°23'15" West, 30.95 to the **Point of Beginning**.

The herein described easement covers 27,444 sq.ft., more or less.

Said easement is shown on Exhibit "B" attached hereto and made a part hereof.

END OF DESCRIPTION

This description has been prepared by me, or under my direction, in conformance with the Professional Land Surveyors Act.

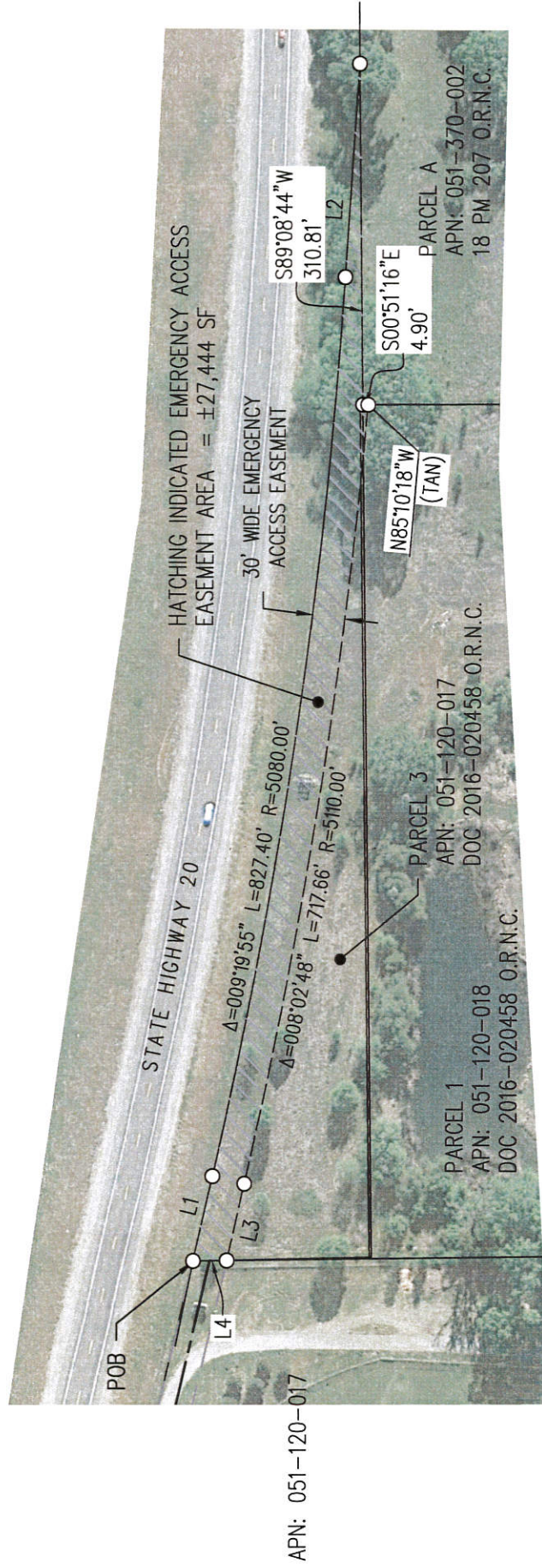
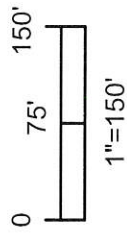

Martin D. Wood
LS 8321

3-06-25
Date



EXHIBIT "B"

A PORTION OF THE NW 1/4 OF SECTION 34, T.16 N., R.7 E. M. D. PENN VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	78.86'	S 77°07'30" E
L2	194.91'	S 86°27'25" E
L3	71.23'	N 77°07'30" W
L4	30.95'	N 01°23'15" W

+ O
 O.R.N.C.
 POB

LEGEND: _____
 DIMENSION POINT
 OFFICIAL RECORDS OF NEVADA COUNTY
 POINT OF BEGINNING

