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How to Complete a Nevada Grant of Easement

Giving a Neighbor or Utility the Right to Use Part of Your Land

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR NEVADA GRANT OF EASEMENT.

About this form. An **easement** gives someone a legal right to use part of your land for a specific purpose, such as a shared driveway, access, utilities, or drainage. Recording a signed, written easement protects both owners and future buyers (NRS 111.370).

1. **Identify both properties**
   The burdened property is the land crossed; the benefited property is the land served (if any).
2. **Describe the easement area precisely**
   A surveyor's legal description or drawing (Exhibit B) is best.
3. **Choose purpose and terms**
   Mark the purpose, exclusivity, duration, and maintenance.
4. **Fill in the recording box**
   Enter the APN, R.P.T.T. if any, and mail-to addresses; complete a Declaration of Value if required.
5. **Sign before a Nevada notary**
   Do **not** sign ahead of time. Bring a current government-issued photo ID. Our Nevada-commissioned notaries come to you.
6. **Record it**
   Record the easement where the burdened property is located.

Good to Know

- A lender on the burdened property may need to consent.
- Easements generally stay with the land when it is sold.
- Disputes about existing easements need an attorney.

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SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in Nevada, California, and other states. Phone and video consultations are available. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

APN: _____ **R.P.T.T. $** _____

Recording Requested By: _____

When Recorded Mail To:

Name: _____

Address: _____

City/State/ZIP: _____

Mail Tax Statements To:

Name: _____

Address: _____

City/State/ZIP: _____

GRANT OF EASEMENT

(Nevada Revised Statutes Section 111.370)

For valuable consideration, receipt of which is acknowledged,

_____

(name(s) of GRANTOR(S) — owner(s) of burdened property)

hereby GRANT(S) to

_____

(name(s) of GRANTEE(S))

an easement as described below.

1. Burdened property (land the easement crosses):

_____ _____

(owner(s)) APN

_____ _____ _____

(street address) (city) (county)

Legal description (copy exactly from the deed, or write “See Exhibit A attached”):

_____

(legal description, line 1)

_____

(legal description, line 2)

2. Benefited property (leave blank if the easement is personal to the grantee):

_____ _____

(owner(s)) APN

_____ _____ _____

(street address) (city) (county)

Legal description (copy exactly from the deed, or write “See Exhibit A attached”):

_____

(legal description, line 1)

_____

(legal description, line 2)

3. Easement area (location and dimensions, or “See Exhibit B”):

_____

(description)

(continued)

4. Purpose: ☐ access / driveway ☐ utilities ☐ drainage ☐ other: _____

5. Terms: ☐ non-exclusive ☐ exclusive; ☐ permanent ☐ until _____; maintenance by ☐ grantee ☐ grantor ☐ shared.

If a benefited property is described, this easement is appurtenant to it, runs with the land, and binds and benefits the successors and assigns of the parties. The grantee shall use the easement area reasonably and repair any damage the grantee causes.

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (NRS 239B.030)

(Date)	(Signature)
	(printed name)
(Date)	(Signature)
	(printed name)

If signing for a company or trust: entity name and signer's title

CERTIFICATE OF ACKNOWLEDGMENT

(Nevada Revised Statutes Section 240.166)

State of Nevada)

County of _____)

This instrument was acknowledged before me on _____ by
(date)

_____ .
(name(s) of person(s))

_____
(Signature of notarial officer)

_____
(Title and rank (optional))

(Seal, if any)