

Recorded at the request of Douglas Co. NV
When recorded return to:
Douglas County Recorder
P.O. Box 218
Minden Nevada 89423

R.P.T.T. \$ Exempt # 2

EASEMENT DEED

THIS INDENTURE made and entered into this 9 day of September, 1985, by and between WILLIAM T. STURGIS, Party of the First Part, hereinafter referred to as "GRANTOR", and the County of Douglas, a political subdivision of the State of Nevada, Party of the Second Part, hereinafter called "GRANTEE",

W I T N E S S E T H :

THAT THE GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, the receipt whereof acknowledged, does by these presents, Grant, Bargain and Sell unto the GRANTEE and to its assigns forever, a perpetual easement and right-of-way for the location, construction, and maintenance of a public road and necessary incidents thereto, upon, over, across and through all that certain tract, piece or parcel of land situate, lying and being in Sections 28 and 33, Township 13 North, Range 19 East, M.D.B. & M., County of Douglas, State of Nevada, and more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HEREBY waive with full knowledge that a public road and the necessary incidents thereto are to be located upon, over

and across the lands hereinabove described, any claim for any and all damages to the remaining adjacent lands and property of the GRANTOR by reason of the location, construction, landscaping and maintenance of said public road and appurtenances in said location.

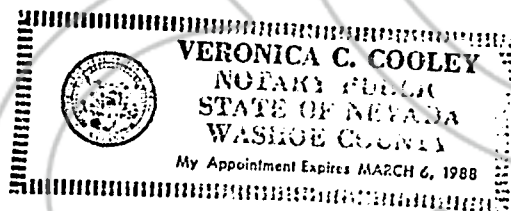
TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to its assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto signed on the day and year first above written.

William T. Sturgis
WILLIAM T. STURGIS

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On the 9 day of September, 1985,
personally appeared before me, a Notary Public, WILLIAM T. STURGIS, who acknowledged that he executed the above instrument.



Veronica C Cooley
NOTARY PUBLIC

ATTEST:

Yvonne Bernard
YVONNE BERNARD
Douglas County Clerk
SEAL

ACCEPTED FOR DOUGLAS COUNTY BY:

Robert L. Pruett
ROBERT L. PRUETT, Chairman
Douglas County Board of Commissioners

DATE OF ACCEPTANCE: 9/12/85

EXHIBIT "A"

A perpetual easement and right-of-way and incidents thereto for the location, construction and maintenance of a portion of State Route 207, Kingsbury Grade, upon, over and across certain real property lying and being in the County of Douglas, State of Nevada; said easements and right-of-ways being further described as follows:

Parcel 1:

A piece or parcel of land, lying and being in a portion of the NW 1/4 of the NE 1/4 of Section 28, T.13N., R. 19E., M.D.B.& M., and more fully described by metes and bounds as follows, to wit:

BEGINNING at the north quarter corner of Section 28, T.13N., R.19E., M.D.B.& M., said point of beginning further described as being 164.68 feet left of and measured radially from Bureau of Public Roads' Station "L" 418 + 59.90 P.O.C.; thence East, along the north boundary of said Section, a distance of 54.04 feet to a point; thence from a tangent which bears S. 47° 29' 19" W. curving to the right with a radius of 700 feet, through an angle of 5° 44' 45", an arc distance of 70.20 feet to a point; thence North, along the west boundary of said defendant's property, a distance of 44.76 feet to the point of beginning; said parcel contains an area of 0.03 of an acre, more or less.

Parcel 2:

Portions of the following: the SW 1/4 of the NE 1/4 and the SE 1/4 all in Section 28 and the NE 1/4 of Section 33, T.13N., R.19E., M.D.B.& M., being a piece or parcel of land four hundred (400) feet in width, or parcels or strips of land two hundred (200) feet wide on each side of the highway centerline of State Route 207, Kingsbury Grade, which centerline is more fully described as follows, to wit:

BEGINNING at an intersection of said centerline with the west boundary of the SW 1/4 of the NE 1/4 of said Section 28, T.13N., R.19E., M.D.B.& M., at Bureau of Public Roads' Station "L" 470 + 16.49 P.O.C.; said point of beginning further described as bearing South, a distance of 2328.30 feet from the north quarter corner of said Section 28; thence from a tangent which bears N 86° 59' 47" E., curving to the left a radius of 500 feet, along said centerline, through an angle of 20° 28' 47", an arc distance of 178.72 feet to a point; thence N 66° 31' 00" E., along said centerline, a distance of 294.59 feet to a point; thence from a tangent which bears the last described course, curving to the right with a radius of 550 feet, along said centerline, through an angle of 21° 07' 00", an arc distance of 202.71 feet to Bureau of Public Roads' Station equation "L" 485 + 92.51 P.T. equals "L" 486 + 29.86 P.O.T.; thence N 87° 38' 00" E. along said centerline, a distance of 255.01 feet to a point; thence from a tangent which bears the last described course, curving to the left with a radius of 450 feet, along said centerline, through an angle of 4° 40' 00", an arc distance of 36.65 feet to a point; thence N. 82° 58' 00" E. along said centerline, a distance of 206.39 feet to a point; thence from a tangent which bears the last described course, curving to the right with a radius of 500 feet, along said centerline, through an angle of 12° 38' 18", an arc distance of 110.29 feet to the point of ending, at an intersection of said centerline with the east boundary of the SW 1/4 of the NE 1/4 of said Section 28 at Bureau of Public Roads' Station "L" 492 + 38.20 P.O.C.; said point of ending further described as bearing N. 65° 27' 26" W. a distance of 1373.35 feet from the east quarter corner of said Section 28; said parcel contains an area of 11.79 acres, more or less.

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PARCEL 3:

Portions of the following: the SW 1/4 of the NE 1/4 and the SE 1/4 all in Section 28 and the NE 1/4 of Section 33, T.13N., R.19E., M.D. B.& M., being a piece or parcel of land four hundred (400) feet in width, or parcels or strips of land two hundred (200) feet wide on each side of the highway centerline of State Route 207, Kingsbury Grade, which centerline is more fully described as follows, to wit:

BEGINNING at an intersection of said centerline with the north boundary of the SE 1/4 of said Section 28 at Bureau of Public Roads' Station "L" 500 + 52.97 P.O.T.; said point of beginning further described as bearing west a distance of 761.71 feet from the east quarter corner of said Section 28; thence S. 14° 48' 00" E. along said centerline, a distance of 407.73 feet to a point; thence from a tangent which bears the last described course, curving to the right with a radius of 500 feet, along said centerline, through an angle of 50° 01' 00", an arc distance of 436.48 feet to Bureau of Public Roads' Station equation "L" 508 + 97.18 P.T. equals "L" 509 + 24.95 P.O.T.; thence S. 35° 13' 00" W. along said centerline, a distance of 453.89 feet to a point; thence from a tangent which bears the last described course, curving to the left with a radius of 550 feet, along said centerline, through an angle of 44° 14' 00", an arc distance of 424.61 feet to a point; thence S. 9° 01' 00" E., along said centerline, a distance of 298.37 feet to a point; thence from a tangent which bears the last described course, curving to the right with a radius of 550 feet, along said centerline, through an angle of 30° 16' 00", an arc distance of 290.54 feet to a point; thence S. 21° 15' 00" W., along said centerline, a distance of 310.27 feet to a point; thence from a tangent which bears the last described course, curving to the left with a radius of 550 feet, along said centerline, through an angle of 41° 06' 00", an arc distance of 394.53 feet to a point; thence S. 19° 51' 00" E., along said centerline, a distance of 281.39 feet to a point; thence from a tangent which bears the last described course, curving to the right with a radius of 550 feet, along said centerline, through an angle of 50° 13' 00", an arc distance of 482.05 feet to a point; thence S. 30° 22' 00" W., along said centerline, a distance of 490.00 feet to a point; thence from a tangent which bears the last described course, curving to the left with a radius of 550 feet, along said centerline, through an angle of 88° 17' 00", an arc distance of 847.46 feet to Bureau of Public Roads' Station equation "L" 551 + 98.06 P.T. equals "L" 552 + 04.86 P.O.T.; thence S. 57° 55' 00" E., along said centerline, a distance of 253.86 feet to a point; thence from a tangent which bears the last described course, curving to the right with a radius of 550 feet, along said centerline, through an angle of 47° 38' 42", an arc distance of 457.36 feet to the point of ending, at an intersection of said centerline with the south boundary of the NE 1/4 of said Section 33, T.13N., R.19E., M.D.B.& M., at Bureau of Public Roads' Station "L" 559 + 16.08 P.O.C., said point of ending further described as bearing west a distance of 802.06 feet from the east quarter corner of said Section 33; said parcel contains an area of 53.52 acres, more or less.

To permit the cut and/or fill slope to extend beyond the above mentioned Right-of-Way lines where necessary; and to allow authorized personnel of the Nevada State Highway Department to enter upon the lands of the defendant for the necessary maintenance of the above mentioned highway and its structures.

STATE OF NEVADA

COPY

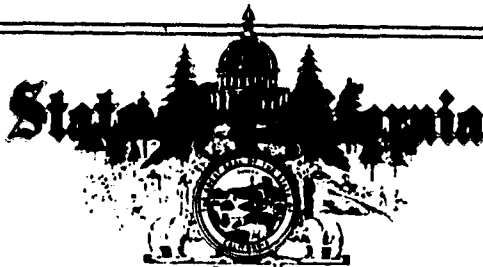
REQUESTED BY
Douglas Co. Community Dev.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'85 SEP 20 A9:42

SUZANNE BEAUDREAU
RECORDER

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124073
BOOK **985** PAGE **2404**



Office of
March Fong Eu
Secretary of State
SACRAMENTO

I, **MARCH FONG EU**, Secretary of State of the State of California, hereby certify:

That the annexed transcript of 11 page(s) was prepared by and in this office from the record on file, of which it purports to be a copy, and that it is full, true and correct.



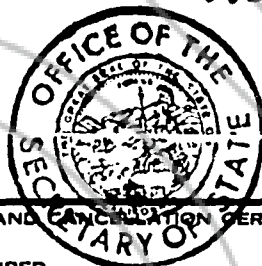
85 35890

IN WITNESS WHEREOF, I execute this certificate and affix the Great Seal of the State of California this

SEP 18 1985

March Fong Eu

Secretary of State



11. TERM FOR WHICH THIS PARTNERSHIP IS TO EXIST:

Until dissolved, not to exceed 10 years

12. FOR THE PURPOSE OF FILING AMENDMENTS, DISSOLUTION AND CANCELLATION CERTIFICATES PERTAINING TO THIS CERTIFICATE, THE ACKNOWLEDGMENT OF GENERAL PARTNERS IS REQUIRED.

13. ANY OTHER MATTERS THE GENERAL PARTNERS DESIRE TO INCLUDE IN THIS CERTIFICATE MAY BE NOTED ON SEPARATE PAGES AND BY REFERENCE HEREIN IS A PART OF THIS CERTIFICATE. NUMBER OF PAGES ATTACHED 10

14. IT IS HEREBY DECLARED THAT I AM (WE ARE) THE PERSON(S) WHO EXECUTED THIS CERTIFICATE OF LIMITED PARTNERSHIP, WHICH EXECUTION IS MY (OUR) ACT AND DEED (SEE INSTRUCTIONS)

S E A Corporation

President

SIGNATURE OF GENERAL PARTNER

DATE

SIGNATURE OF GENERAL PARTNER

DATE

SIGNATURE OF GENERAL PARTNER

DATE

SIGNATURE OF GENERAL PARTNER

DATE

SIGNATURE OF OTHER THAN GENERAL PARTNER

TITLE OR DESIGNATION

DATE

16. RETURN ACKNOWLEDGMENT TO:

NAME S E A Corporation
ADDRESS 4740 Folsom Blvd. Suite C
CITY AND STATE Sacramento, CA 95819
ZIP CODE

15. THIS SPACE FOR FILING OFFICER USE (FILE NUMBER, DATE OF FILING)

8526100059

FILED

In the office of the Secretary of State of the State of California

SEP 18 1985
March Fong Eu
MARCH FONG EU
SECRETARY OF STATE

124074

FORM LP-1—FILING FEE \$70
Approved by the Secretary of State