

RECORDED AT THE REQUEST OF:  
Douglas County, Nevada  
Department of Public Works  
P.O. Box 218  
Minden, Nevada 89423

GRANT DEED

THIS INDENTURE IS MADE THIS 14 day of July,  
1988, between Wayne C. Matley and Alouise Matley, trustees  
of the Wayne C. Matley and Alouise Matley Family Revocable Living  
Trust, GRANTOR, and the County of Douglas, a political  
subdivision of the State of Nevada, GRANTEE.

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE  
DOLLAR (\$ 1.00), lawful money of the United States of America,  
and other good and valuable considerations, the receipt whereof  
is hereby acknowledged, does by these presents, grant, bargain,  
and sell (excluding any and all mineral and water rights) unto  
the GRANTEE and to its assigns forever, a perpetual right-of-way  
for the location, construction, and maintenance of a public road  
through all that certain tract, piece or parcel of land situate  
in the Northeast 1/4 of the Southeast 1/4 of Section 10, and in  
the Northwest 1/4 of the Southwest 1/4 of section 11, Township 12  
North, Range 20 East, M.D.B.&M., County of Douglas, State of  
Nevada, more particularly described on Exhibit "A" attached  
hereto and, by reference, made a part hereof.

RESERVING unto Grantor all water, water rights, ditch and  
ditch rights in anywise appurtenant or appertaining to the real  
property herein described.

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 save and except  
the water, water rights, ditch and ditch rights reserved unto  
Grantor.

Grantor acknowledges that this conveyance is given for  
construction of a public road and the consideration received  
represents compensation for the real property taken.

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.

The parties further agree, as part of the consideration  
of this conveyance, that Grantee agrees to:

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1. Construct new fences along the new right-of-way line to the following standards:
  - A. Fence posts shall be 6" x 6" x 8' rough cut, treated or redwood posts, placed on 8' centers.
  - B. Rails shall be rough cut, treated or redwood timoer, Two (2) per section.
  - C. Fence shall be constructed with 5'- 2" x 4", 12 Gauge galvanized non-climb wire.
  - D. All fences shall be painted with an exterior, oil based, white paint.
  - E. All gates shall be fourteen (14) foot Powder River brand or equal.
2. Construct new irrigation ditches, culverts, and irrigation boxes as necessary. All designs are to be approved by the Soil Conservation Service and designed to their standoards.
3. Construct physical access to all remaining parcels of land either from U.S. Highway 395 or the public roadway to be constructed on the real property herein taken, and to guarantee said access for future development.
4. Abandon to Matley Trust (in conformance with the provisions of NRS 278.480) that section of Pinenut road that traverses Grantors' property. Said abandonment is to occur upon completion of the project.
5. Give Grantor first right of refusal at no cost for any surplus excavated material removed from aforesaid property.
6. All engineering, surveys, maps, deeds, and legal documents associated with the construction shall be completed at the Grantee's expense.

The parties further agree, as part of the consideration of this conveyance, that the Grantor hereby authorizes the Grantee and agents of Grantee the Right-of-Entry for the purpose of staking and constructing the aforementioned physical improvements as part of the Riverview Drive-Pinenut Drive Improvement Project.

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Exhibit "A", Page 1 of 2

Legal Description

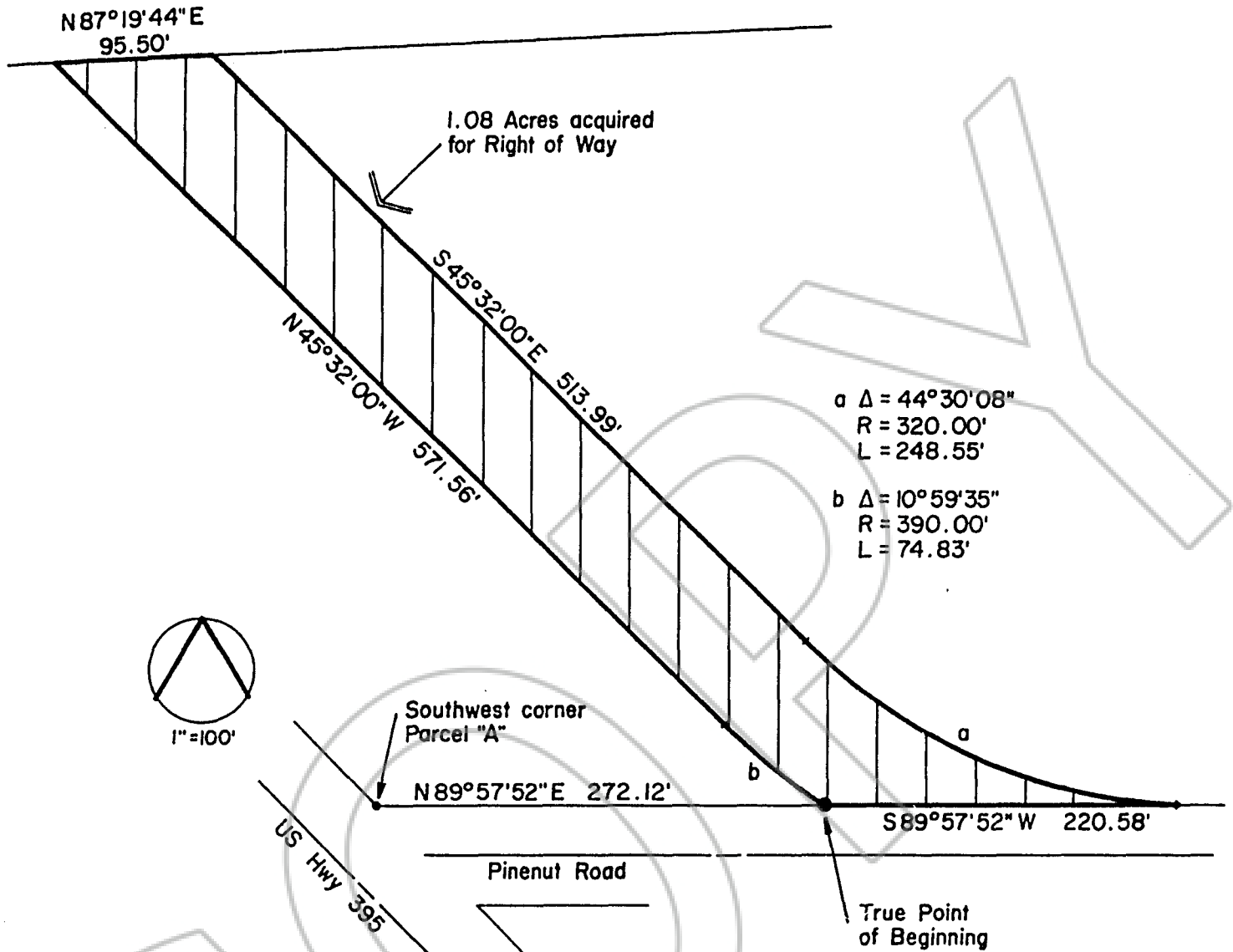
All that portion of Parcel "A" of that certain Land Division Map recorded November 9, 1983, as Document No. 90727 of the Official Records of Douglas County, and being in the Northeast 1/4 of the Southeast 1/4 of Section 10. and in the Northwest 1/4 of the Southwest 1/4 of Section 11, Township 12 North, Range 20 East. M.D.B.&M., more particularly described as follows:

Commencing at the Southwest corner of said Parcel "A", thence North 89-57-52 East, 272.12 feet to the TRUE POINT OF BEGINNING; thence Northwesterly along a curve concave to the Northeast with a radius of 390 feet, a central angle of 10-59-35. and an arc length of 74.83 feet, the chord of said curve bears North 51-01-45 West, 74.71 feet; thence tangent to said curve North 45-32-00 West, 571.56 feet to a point on the North line of said Parcel "A"; thence along said North line North 87-19-44 East, 95.50 feet; thence South 45-32-00 East, 513.99 feet to the beginning of a tangent curve to the left; thence Southeasterly along said curve concave to the Northeast with a radius of 320 feet, a central angle of 44-30-08, and an arc length of 248.55 feet, the chord of said curve bears South 67-47-05 East, 242.35 feet, to a point on the South boundary of said Parcel "A"; thence along said South boundary South 89-57-52 West, 220.58 feet to the TRUE POINT OF BEGINNING, being 1.08 acres, more or less.

The basis of bearing for this description is the center line of U.S. Highway 395, "North 45-32-00 West", per Document No. 133215, Book 486, Page 899 of the Official Records of Douglas County.

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REQUESTED BY  
*Douglas County*  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

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JEANNE BEAUDEAU  
RECORDER

E X H I B I T "A"

PAID *Bh* DEPUTY douglas county public works