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

GRANT DEED

THIS INDENTURE MADE THIS 18th day of July, 1988, between Gary B. and Judy C. Williams, Party of the First Part, hereinafter called GRANTOR, and the County of Douglas, a political subdivision of the State of Nevada, Party of the Second Part, hereinafter called 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 his assigns forever, a perpetual right-of-way for the location, construction, and maintenance of a public road and the necessary incidents thereto, upon, over, across and through all that certain tract, piece or parcel of land situate in the northeast 1/4 of the Southeast 1/4 of Section 10, Township 12 North, Range 20 East, N.D.B.&M., County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER with all and singular the tenements, hereditaments and appurtenances there unto 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 there to are to be located upon, over, and across lands herein above-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.

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

1. Construct a new parking lot to an area equal to or greater than that which exists as paved parking area preceding land acquisition, and provide an additional access from Riverview Drive to accommodate traffic into the property.
2. Construct said parking lot and access road to a standard section comprised of 2 1/8 inches of asphalt concrete over 6 inches of compacted aggregate. Construction of the parking lot shall include striping and the placement of bumper blocks, and construction at a 2 foot x 3 foot infiltration trench along the entire west side of the lot to provide for adequate drainage.
3. Remove the existing parking lot, regrade to match the existing contours, adding dust palliative as needed as shown on the aforesaid contract drawings, upon completion of the new parking lot.
4. Construct an additional access from State Route U.S. 395 for future access to the parcel.
5. Relocate the existing sprinkler system and lighting near existing parking lot to a condition that is equal to or better than existing.

Said improvements are a part of the contract drawings for the Riverview Drive-Pinenut Road Improvement Project, the plan sheet of which is hereby attached and made a part of this conveyance.

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

The parties further agree, as part of the consideration of this conveyance that the GRANTEE shall assume full responsibility for the care and preservation of features within the intent of this indenture including the removal of all stakes upon the completion of the project; and furthermore GRANTEE shall hold GRANTOR harmless from any and all litigation stemming from any injury arising from, or violation of this agreement.

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.

Gary B. Williams

Gary B. Williams

Judy Williams

Judy C. Williams

STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

On the 18th day of July, 19 88,
personally appeared before me, a Notary Public,
Gary B. Williams and Judy Williams
who acknowledged that he executed the above instrument.

Debbie Hahn

Notary Public



Debbie Hahn

Accepted on behalf of Douglas County
this 18th day of July, 1988.

Michael E. Fischer

Michael E. Fischer, Chairman
Douglas County Board of Commissioners

Attest: *Barbara J. Reed*
Barbara J. Reed
Douglas County Clerk *by: [Signature] Deputy*

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SEAL

Exhibit "A", Page 1 of 2

Legal Description

All that portion of a Parcel of land recorded April 9, 1986, as Document No. 133215 of the Official Records of Douglas County, and being in the Northeast 1/4 of the Southeast 1/4 of Section 10, Township 12 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Commencing at the Section corner common to Sections 3, 4, 9, and 10, in said Township, proceed South 61-25-53 East, 3320.44 feet, to a point on the Westerly right-of-way line of Nevada State Highway, Route U.S. 395, thence South 45-32-00 East, 2401.09 feet along said right-of-way line to the Northern-most corner of the parcel; thence South 45-32-00 East, 310.14 feet along said right-of-way line to its intersection with the Northerly right-of-way line of Riverview Drive, a County Road, said point being the TRUE POINT OF BEGINNING; thence South 61-33-00 West, 240.39 feet along said Northerly right-of-way line to a point of tangency; thence northeasterly along a curve concave to the Northwest with a radius of 380.00 feet, a central angle of 17-05-00, and an arc length of 113.30 feet, the chord of said curve bears South 53-00-00 West, 112.88 feet; thence tangent to said curve North 44-28-00 East, 73.15 feet to a point of tangency; thence Northerly along a curve concave to the west with a radius of 45.00 feet, a central angle of 90-00-00, and an arc length of 70.69 feet, the chord of said curve bears North 0-32-00 west, 63.64 feet, to a point on the westerly right-of-way line of Nevada State Highway, Route U.S. 395; thence South 45-32-00 East, 98.85 feet along said right-of-way line to the TRUE POINT OF BEGINNING, being 0.12 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 at the Official Records of Douglas County.

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JUL 1 1986

DEPARTMENT OF PUBLIC WORKS

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US Hwy 395

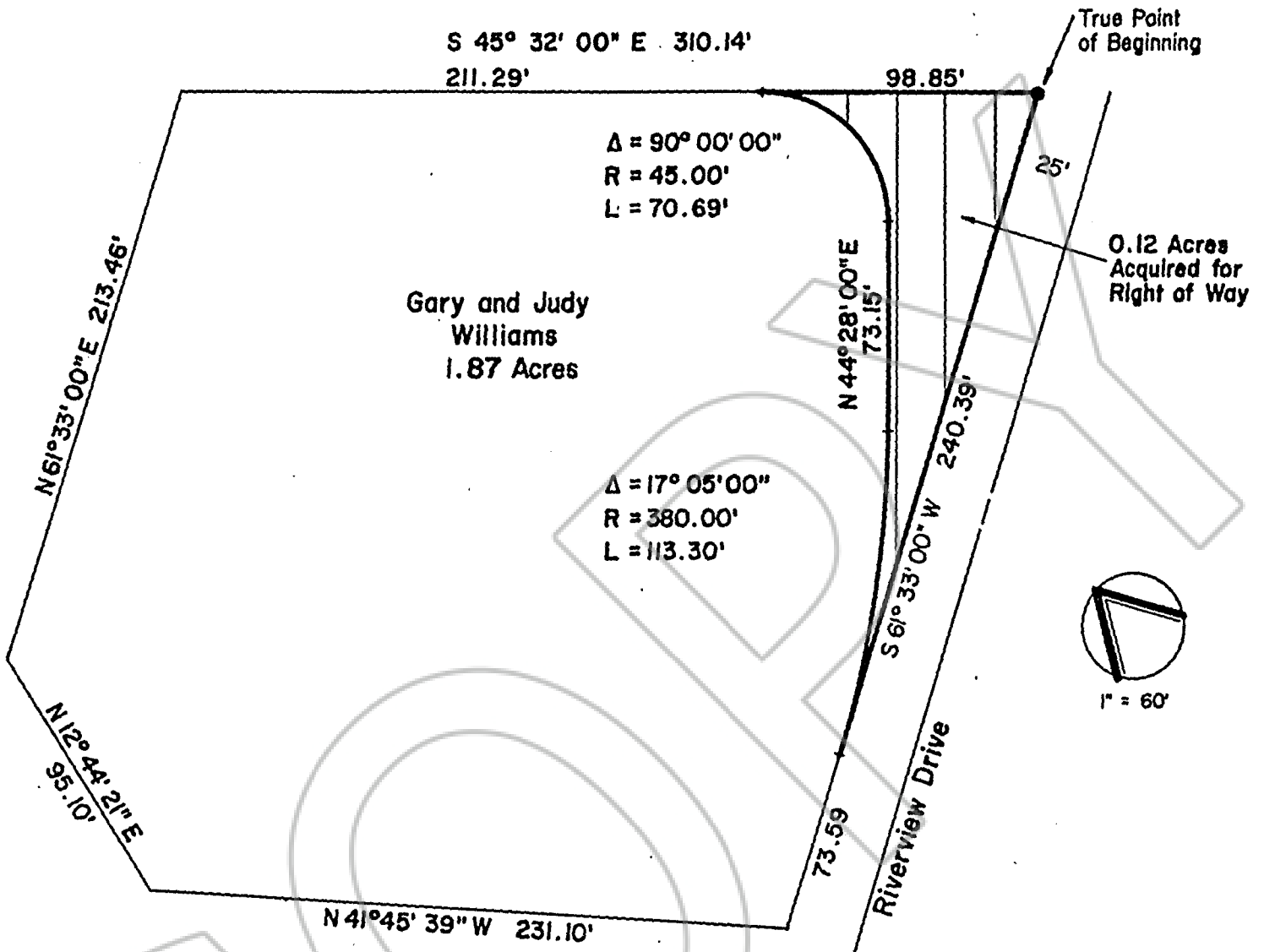
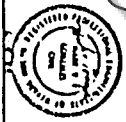
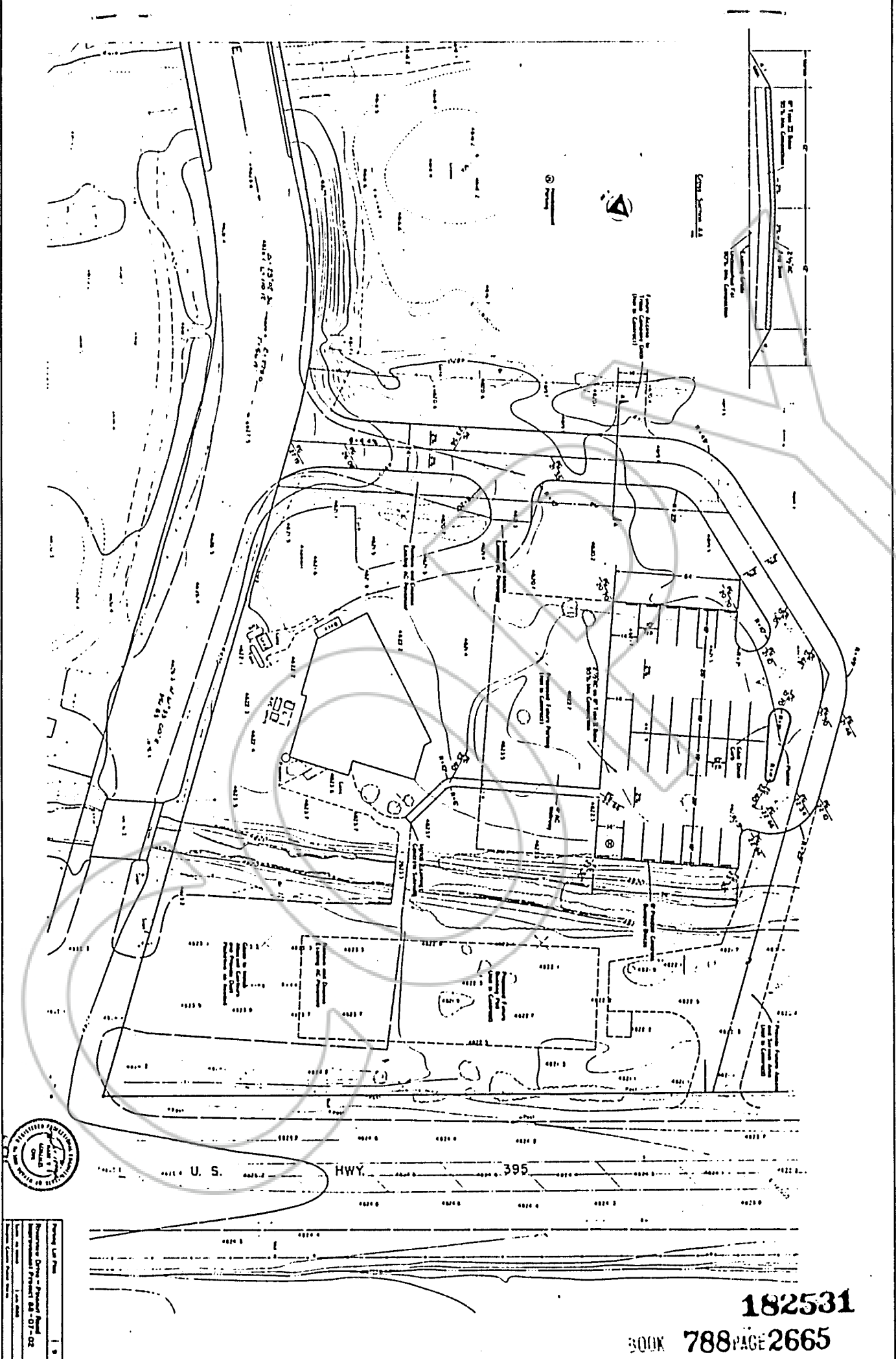


EXHIBIT "A"
douglas county public works

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Project: [illegible]
Owner: [illegible]
Surveyor: [illegible]
Date: [illegible]

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COPY

REQUESTED BY
Douglas County
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CLINTON CO., NEVADA

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JEANNE BEAUDREAU
RECORDER

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