

DESCRIPTION

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of the Southeast Quarter of Section 7, Township 10 North, Range 22 East, further described as follows:

PARCEL 1:

West 1/2 of the Southeast 1/4 of Section 7, Township 10 North, Range 22 East, M.D.B. & M., excepting, however, the following described property:

Beginning at the South Quarter-Section corner of the above described Section 7; thence North along the Westerly boundary of said Southwest 1/4 Southeast 1/4 of Section 7, a distance of 791.41 feet to an intersection with the Southwesterly right-of-way line of Nevada State Highway Route 3 (U.S. Highway 395) which right-of-way line is 75 feet Southwesterly of measured at right angles, and parallel with the centerline of said highway; thence from a tangent which bears South 35°06'53" East, curving to the left along said Highway right-of-way line with a radius of 20,075 feet through an angle of 02°47'43", an arc distance of 979.40 feet to an intersection with the South boundary of said Section 7; thence South 89°34'30" West, along said section line, a distance of 582.70 feet to the Point of Beginning.

Further excepting therefrom any portion lying within the right-of-way line of Nevada State Highway Route 3 (U.S. 395) by instrument created by Meta Christensen recorded April 24, 1940, in Book V of Deeds, at Page 424, Douglas County, Nevada.

A.P.N. 37-030-14

PARCEL 2:

All that certain lot, piece or parcel or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

Beginning at the South-Quarter Section corner of Section 7, Township 10 North, Range 22 East, M.D.B. & M., thence North along the Westerly boundary of said Southwest 1/4 of Southeast 1/4 of said Section 7, a distance of 791.41 feet to an intersection with the Southwesterly right-of-way line of Nevada State Highway Route 3 (U.S. Highway 395), which right of way line is 75 feet Southwesterly of, measured at right angles, and parallel with the centerline of said highway; thence from a tangent which bears South 35°06'53" East, curving to the left along the said highway right of way line with a radius of 20,075 feet through an angle of 02°47'43" an arc distance of 979.40 feet to an intersection with the South boundary of said Section 7; thence South 89°34'30" West, along said Section line, a distance of 582.70 feet to the Point of Beginning. Excepting that portion in Deed, executed February 20, 1962, between Ernest M. Pellkofer and Pauline W. Pellkofer to State of Nevada (Department of Highways), recorded March 15, 1962, in Book 11, Page 130, of Official Records, as File No. 19725.

Also excepting that portion conveyed by Deed to Verner Sward and Colleen Sward, husband and wife, recorded June 7, 1965, in Book 32, Page 29, Douglas County, Nevada, records.

A.P.N. 37-030-18
(Continued)

PRE3/SJM

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LEGAL DESCRIPTION (continued)

PARCEL 3:

All portions of the former U.S. Highway 395, road right of way as defined in the relinquishment to Douglas County, a political subdivision of the State of Nevada, by that certain indenture recorded July 26, 1982, in Book 782, Page 1415, as Document No. 69637 of the Official Records as contained within the West 1/2 of the Southeast 1/4 of aforesaid Section 7.

Excepting therefrom a fifty foot (radius) cul-de-sac, the centerpoint of which is defined as follows:

Commencing at the Northeast corner of Section 18,, Township 10 North, Range 22 East, M.D.B. & M., thence South 89°31'00" West a distance of 1919.22 feet to a point on the physical road centerline (1939 construction) of former U.S. Highway 395; thence North 00°29' West, a distance of 38.76 feet to the center of aforesaid cul-de-sac.

A.P.N. 37-030-20

TOGETHER WITH all existing water and mineral rights as appurtenant to the herein described real property
Water Permit No. 35973

REQUESTED BY
WESTERN TITLE COMPANY, INC.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

'89 SEP 11 A11 :21

SUZANNE BEAUDREAU
RECORDER **210561**

\$ 7.00 PAID K12 DEPUTY

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