

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

REAL PROPERTY TRANSFER TAX \$ EXEMPT 2

Declared: Lands Officer  
By and For: U.S. Forest Service

EASEMENT DEED

THIS INDENTURE made and entered into this 21 day of August, 1990, by and between the United States of America, acting through the Forest Service, Department of Agriculture, 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:

GRANTOR, hereunto authorized by the Act of Congress approved December 23, 1980 (94 Stat. 3381), the provisions of which have been complied with, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, sell, and convey unto the GRANTEE an easement for the construction, operation, maintenance, and repair of a road over certain lands described in Exhibit "A" attached hereto and made a part hereof, owned by the United States in the County of Douglas, and administered by the Forest Service, Department of Agriculture.

NOW THEREFORE, Grantor, for and in consideration of an easement described in Exhibit "B" and attached hereto and made part hereof, does hereby grant to Grantee, subject to existing easements and valid rights, a non-exclusive easement for road and utility purposes, over and across the lands described in Exhibit "A" attached hereto and made a part hereof, located in the County of Douglas, State of Nevada:

(The location of said easement is shown in Exhibit "C" and an Exhibit Map attached hereto and made a part hereof.)

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The parties further agree, as part of the consideration of this conveyance, that the Grantee, its permittees, contractors, assignees, and successors in interest:

A. Grantee shall comply with applicable Federal or State law and shall comply with State standards for public health and safety, environmental protection, and siting, construction, operation, and maintenance of or for rights-of-way for similar purposes, if those standards are more stringent than applicable Federal standards.

B. Grantee shall have the right to cut timber upon the easement area to the extent necessary for maintaining the road. Timber so cut shall, unless otherwise agreed to, be cut into standard log lengths or other products as specified by the authorized officer and decked along the road for disposal by the United States, its successors or assigns.

C. The Grantee shall maintain the right-of-way clearing by means of chemicals only after the Grantor has given specific written approval. Application for such approval must be in writing and must specify the time, method, chemicals, and the exact portion of the right-of-way to be chemically treated.

D. The Grantee shall provide maintenance so that there is no damage on adjacent National Forest land. The Grantee shall construct and maintain lead-off drainage and water barriers as necessary to prevent erosion.

E. Grantee shall indemnify the United States for any and all injury, loss, or damage, including fire suppression costs the United States may suffer as a result of claims, demands, losses, or judgments caused by the Grantee's use or occupancy under this easement.

The foregoing notwithstanding, this easement is granted subject to the following reservations by Grantor, for itself, its permittees, contractors, and assignees:

1. The right to cross and recross the road at any place by any reasonable means and for any purpose in such manner as will not interfere unreasonably with Grantee's use of the road.

2. The right to all timber now or hereafter growing on the right-of-way, subject to Grantee's right to cut such timber as herein provided.

3. The Grantor retains the right to occupy and use the right-of-way, and to issue or grant rights-of-way for other land uses, for other than road purposes, upon, over, under, and through the easement area provided that the occupancy and use do not interfere unreasonably with the rights granted herein.

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IN WITNESS WHEREOF, the Grantor, by the Regional Forester, Region 5, Forest Service, has executed this easement pursuant to the delegation of authority by the Secretary of Agriculture to the Assistant Secretary for Natural Resources and Conservation, the delegation of authority by the Assistant Secretary for Natural Resources and Conservation, to the Chief, Forest Service, 7 CFR 2.60, and the delegation of authority by the Chief, Forest Service, dated August 16, 1982, (47 CFR 36465), on the day and year first above written.

UNITED STATES OF AMERICA

*Joyce T. Muradka*  
for PAUL F. BARKER *Joyce T. Muradka*  
Regional Forester  
Pacific Southwest Region  
Forest Service  
Department of Agriculture

ACKNOWLEDGEMENT

State of California)  
City and County of San Francisco)

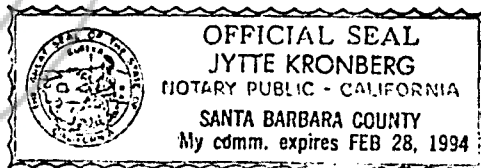
On this 21 day of August, 19 90, before me, the undersigned, a Notary Public in and for the State, personally appeared JOYCE T. MURADKA, *acting* Regional Forester, Pacific Southwest Region, Forest Service, United States Department of Agriculture, personally known to me to be the person who executed the within instrument and acknowledged to me that she executed the same as the free act and deed of the United States of America, for the purposes therein mentioned.

WITNESS my hand and official seal.

*Jytte Kronberg*  
Signature

JYTTE KRONBERG  
Name (Typed or Printed)

My commission expires:



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EXHIBIT "A"

DESCRIPTION SHEET

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

All that real property situated in the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 24, Township 13 North, Range 18 East, M.D.B. & M.; being more particularly described as follows:

COMMENCING at the 1/4 corner common to Sections 24 and 25, Township 13 North, Range 18 East, M.D.B. & M.; thence along the centerline of Section 24, North  $00^{\circ}03'36''$  East, a distance of 1301.52 feet to the Southeast corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 24, said corner being the POINT OF BEGINNING of this description; thence North  $89^{\circ}01'52''$  West, a distance of 659.01 feet to the Southwest corner of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 24; thence North  $00^{\circ}00'19''$  East, a distance of 304.72 feet to a point in a curve of the Southerly right-of-way line of State Highway 19, also known as Kingsbury Road, the center of which bears South  $28^{\circ}13'41''$  East, a distance of 560.00 feet; thence Easterly along said curve and said right-of-way, an arc distance of 501.78 feet; thence along said right-of-way line, tangent to the preceding curve, South  $60^{\circ}53'19''$  East, a distance of 145.92 feet; thence Easterly along a tangent curve to the left having a radius of 540.00 feet and along said right-of-way line, an arc distance of 43.10 feet to the intersection with the centerline of said Section 24; thence Southerly along the centerline of Section 24, South  $00^{\circ}03'36''$  West, a distance of 264.93 feet to the said POINT OF BEGINNING and being a portion of the Southeast 1/4 of the Northeast 1/4 of the Southwest 1/4 of Section 24.

Assessor's Parcel No. 07-332-02

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EXHIBIT "B"

An appurtenant easement 30 feet in width for roadway and utility purposes over and across the following described parcel of land, to wit:

All that real property situate in the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 24, T13N, R18E, M.D.B & M., being more particularly described as follows: Commencing at the 1/4 corner common to Sections 24 and 25, T13N, R18E, M.D.B.&M.; thence along the centerline of Section 24 North  $00^{\circ}03'36''$  East a distance of 1301.52 feet to the SE corner of the SE 1/4 of the NE 1/4 of the SW 1/4 of Section 24, thence North  $89^{\circ}01'52''$  West a distance of 440.35 feet to the point of beginning; thence along the centerline of said easement the following courses; North  $16^{\circ}45'03''$  East a distance of 28.70 feet; thence along a tangent curve to the right, having a radius of 235.00 feet, an arc distance of 125.08 feet; thence along a line tangent to the preceding curve North  $47^{\circ}14'52''$  East a distance of 122.50 feet; thence along a tangent curve to the left, having a radius of 175.00 feet, an arc distance of 98.71 feet; thence along a line tangent to the preceding curve North  $14^{\circ}55'41''$  East a distance of 48.00 feet to the intersection with the southerly right of way line of State Highway 19, also known as Kingsbury Road.

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**EXHIBIT "C"**

**ROADWAY, UTILITY, AND DRAINAGE  
EASEMENT DESCRIPTION**

All that portion of land within A.P.N. 07-332-02, as described in Document No. 222734, Book 390, Page 3554, of Official Records of Douglas County, Nevada, being more particularly described as follows:

Beginning at a point S 89° 14' 46" W 419.56 feet along the southern property line from the southeastern property corner of A.P.N. 07-332-02 (see Exhibit "A") said point being the true point of beginning thence N 15° 01' 41" E 23.05 feet; thence northeasterly 114.43 feet along a tangent curve to the right having a radius of 215.00 feet through a central angle of 30° 29' 46"; thence N 45° 31' 30" E 286.67 feet to the intersection of the southerly right-of-way line of Kingsbury Grade; thence N 62° 36' 41" W 37.77 feet along said right-of-way line; thence westerly 83.26 feet along a tangent curve to the left and having a radius of 560 feet through an angle of 08° 31' 07"; said curve being a portion of said right-of-way line; thence leaving said right-of-way S 01° 44' 49" W 105.23 feet; thence S 45° 31' 30" W 167.24 feet; thence southwesterly 135.73 feet along a tangent curve to the left having a radius of 255.00 feet through a central angle of 30° 29' 46"; thence S 15° 01' 41" W 34.35 feet to the southern property line of said parcel; thence N 89° 14' 46" E 41.57 feet along said property line to the true point of beginning; said easement containing 0.474 acres more or less.

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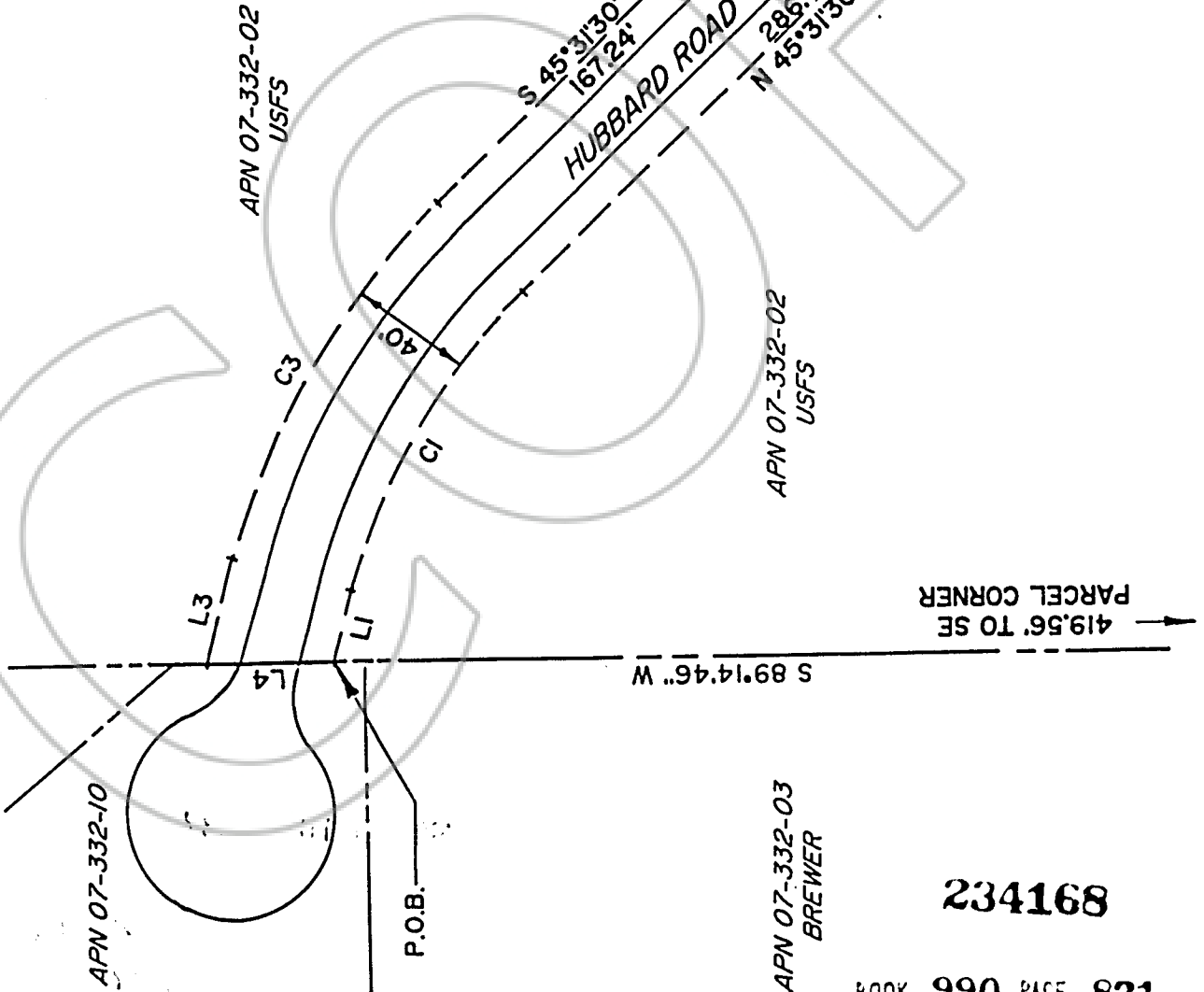


N.T.S.

BASIS OF BEARING: S 89°14'46" W

CURVE	RADIUS	LENGTH	DELTA
C1	215.00'	114.43'	30°29'46"
C2	560.00'	83.26'	08°31'07"
C3	255.00'	135.73'	30°29'46"

LINE	LENGTH	BEARING
L1	23.05'	N 15°01'41" E
L2	37.77'	N 62°36'41" W
L3	34.35'	S 15°01'41" W
L4	41.57'	N 89°14'46" E



APN 07-332-03  
BREWER

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HUBBARD ROAD EROSION CONTROL PROJECT  
EXHIBIT MAP



COPY

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

'90 SEP 10 P12:37

SUZANNE BEAUDREAU  
RECORDER

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