

LEGAL 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 Northeast 1/4 of Section 4, Township 12 North, Range 20 East, M.D.B. & M., described as follows:

COMMENCING at the Southeast corner of Lot 39, as shown on the map of CARSON VALLEY ESTATES SUBDIVISION, UNIT NO. 1, filed in the office of the County Recorder of Douglas County, Nevada, on July 19, 1965; thence North $89^{\circ}46'07''$ East, a distance of 30.00 feet; thence South $38^{\circ}54'53''$ West, a distance of 716.12 feet to a point on the Northeasterly right of way line of U.S. Highway 395; thence along said right of way line North $51^{\circ}04'$ West, a distance of 30.00 feet to the True Point of Beginning; thence continuing along the Northeasterly right of way line of said U.S. Highway 395, North $51^{\circ}04'$ East, a distance of 135.00 feet; thence North $38^{\circ}54'53''$ East 100.00 feet; thence South $51^{\circ}04'$ East, 135.00 feet; thence South $38^{\circ}54'53''$ West, a distance of 100.00 feet to the Point of Beginning.

Assessment Parcel No. 25-431-03.

Together with a non-exclusive easement for roadway purposes that is described as follows:

Commencing at the most Southerly corner of the herein above conveyed parcel; thence North $38^{\circ}54'53''$ East, along the Easterly line of said Parcel, a distance of 135.00 feet to the most Easterly corner thereof; thence South $51^{\circ}04'$ East, 30.00 feet; thence South $38^{\circ}54'53''$ West, a distance of 135.00 feet to a point on the Northeasterly right-of-way line of U.S. Highway 395; thence along the right-of-way line North $51^{\circ}04'$ West, a distance of 30.00 feet to the Point of Beginning.

REQUESTED BY
STEWART TITLE OF DOUGLAS COUNTY
IN OFFICIAL RECORDS OF
DOUGLAS CO. NEVADA

'91 MAR 13 P2:39

SUZANNE BEAUDREAU
RECORDER

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