

RECORDING REQUESTED BY:
First Nevada Title Company

WHEN RECORDED, RETURN TO:
State Land Registrar
505 East King Street, #304
Carson City, Nevada 89710

R.P.T.T. \$ # 3

DEED OF EASEMENT

THIS INDENTURE WITNESSETH: That MARGARET HEIZER, an unmarried woman, hereinafter referred to as "GRANTOR", for valuable consideration, receipt of which is hereby acknowledged, does hereby grant to the STATE OF NEVADA, hereinafter referred to as "GRANTEE", through its Division of State Lands, a non-exclusive access right-of-way easement over and across that servient tenement described as follows:

Situate in the County of Douglas, State of Nevada, as follows, to-wit:

A portion of the North 1/2 of Section 27, Township 14 North, Range 18 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

COMMENCING at a point on the East line of said Section 27 which bears North 00°01'34" East 332.00 feet from the East 1/4 corner thereof, as shown on the Record of Survey for John Heizer, Document No. 168928 of the Douglas County Recorder's Office; thence North 89°47'38" West 418.52 feet along the Southerly line of Parcel 3 of said Record of Survey, to the POINT OF BEGINNING; thence North 89°47'38" West 2086.86 feet along said Southerly line of Parcel 3 to the Easterly line of the Scofield parcel of said Record of Survey; thence North 56°56'22" East 4.48 feet along said Scofield parcel line to the Northeast corner thereof; thence North 89°47'38" West 136.87 feet along the Northerly line of said Scofield parcel to the Easterly right-of-way line of U.S. Highway 50; thence North 47°54'03" East 107.99 feet along said Easterly right-of-way line to a 4 X 4 post marked N.H.D. R/W; thence North 56°12'26" East 53.73 feet along said Easterly right-of-way line to a 6 X 6 concrete highway right-of-way monument; thence South 39°07'26" East 4.60 feet along said Easterly right-of-way line to a 6 X 6 concrete highway right-of-way monument; thence along said Easterly right-of-way line 229.24 feet along the arc of a curve to the left having a central angle of 19°18'55" and a radius of 680.00 feet (chord bears North 40°45'09" East 228.15 feet), to the Northwest corner of Parcel 4 of said Record of Survey; thence South 89°47'38" East 334.30 feet along the Northerly line of said Parcel 4; thence South 00°12'22" West 143.00 feet to the Northerly line of Parcel 3 of said Record of Survey; thence South 89°47'38" East 1610.05 feet along the Northerly line of Parcel 3 of said Record of Survey; thence South 00°12'22" West 132.00 feet to the POINT OF BEGINNING.

This easement is for the benefit of and is appurtenant to that dominant tenement described as follows:

Situate in the County of Douglas, State of Nevada, as follows, to-wit:

A portion of the North 1/2 of Section 27, Township 14 North, Range 18 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the East line of said Section 27 which bears North 00°01'34" East 332.00 feet from the East 1/4 corner thereof, as shown on the Record of Survey for John Heizer, Document No. 168928 of the Douglas County Recorder's Office; thence North 89°47'38" West 418.52 feet along the Southerly line of Parcel 3 of said Record of Survey; thence North 00°12'22" East 132.00 feet to the Northerly line of said Parcel 3; thence North 89°47'38" West 1610.05 feet along the Northerly line of said Parcel 3; thence North 00°12'22" East 143.00 feet to the Northerly line of Parcel 4 of said Record of Survey; thence South 89°47'38" East 2027.71 feet along said Northerly line of Parcel 4 to the East line of said Section 27; thence South 00°01'34" West 275.00 feet along said East line to the POINT OF BEGINNING.

NOW THEREFORE, it is agreed as follows:

Grant of Easement

1. For valuable consideration, Grantor hereby grants to Grantee an easement in perpetuity as hereinabove described.

Character of Easement

2. The easement granted herein is appurtenant to the dominant tenement.

Description of Easement

3. The non-exclusive easement granted herein is for ingress, egress and public utility purposes over, under and across that portion of the servient tenement described as follows:

A strip of land 15 feet wide for access easement purposes within the Northeast 1/4 of Section 27, Township 14 North, Range 18 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Easterly right-of-way line of U.S. Highway 50 which bears North 75°49'18" West 2446.38 feet from the East 1/4 corner of said Section 27, said point also being 19.18 feet along the arc of a curve to right having a central angle of 01°36'58" and a radius of 680.00 feet (chord bears South 31°54'11" West 19.18 feet), from the Northwest corner of the most Northerly Heizer parcel shown on the Record of Survey for John Heizer, Document No. 168928 of the Douglas County Recorder's Office; thence South 28°41'35" East, along the Northerly side of an existing roadway, 14.36 feet; thence 45.76 feet along the arc of a curve to the left having central angle of 61°41'49" and a radius of 42.50 feet (chord bears South 59°32'29" East 43.59 feet); thence North 89°36'36" East 44.29 feet; thence 69.71 feet along the arc of a curve to the left having a central angle of 66°27'26" and a radius of 60.10 feet (chord bears North 56°22'53" East 65.87 feet); thence 26.33 feet, leaving said existing roadway, along the arc of a curve to the right having a central angle of 67°03'12" and a radius of 22.50 feet (chord bears North 56°40'45" East 24.85 feet); thence South 89°47'38" East 180.06 feet to the Northwest corner of a proposed Lot Line Adjustment parcel; thence South 00°12'23" West, along the Westerly line of said Lot Line Adjustment parcel, 15.00 feet; thence North 89°47'38" West 180.06 feet; thence 8.78 feet along the arc of a curve to the left having a central angle of 67°03'12" and a radius of 7.50 feet (chord bears South 56°40'46" West 8.28 feet), to a point on the Southeasterly line of an existing roadway; thence 87.11 feet along the arc of a curve to the right having a central angle of 66°27'26" and a radius of 75.10 feet (chord bears South 56°22'53" West 82.31 feet); thence South 89°36'36" West 44.29 feet; thence 61.92 feet along the arc of a curve to the right having a central angle of 61°41'49" and a radius of 57.50 feet (chord bears North 59°32'29" West 58.97 feet); thence North 28°41'35" West 6.43 feet to said Easterly right-of-way line of U.S. Highway 50; thence 16.97 feet along said Easterly right-of-way line, along the arc of a curve to the left having a central angle of 01°25'48" and a radius of 680.00 feet (chord bears North 33°25'34" East 16.97 feet), to the POINT OF BEGINNING.

Indemnity

4. Grantor, her heirs, representatives, successors-in-interest and assigns, agree to indemnify and hold Grantee harmless against any and all claims, actions, liabilities, costs, or expenses, including attorney's fees, arising from the existence of this easement, and the ownership or use of the servient tenement by Grantor, the general public, or any party other than Grantee, its employees or invitees.

Entire Agreement

5. This instrument contains the entire agreement between the parties relating to the rights herein granted and the obligations herein assumed. Any oral representations or modifications concerning this instrument shall be of no force and effect except a subsequent modification in writing, signed by the party to be charged.

Attorneys' Fees

6. In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorneys' fees and costs.

Binding Effect

7. This instrument shall bind and inure to the benefit of the respective heirs, personal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this instrument this 19th day of April, 1991.

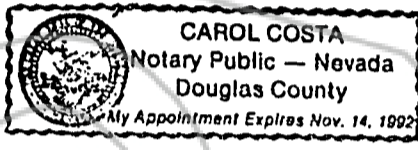
GRANTOR:

Margaret Heizer
Margaret Heizer

STATE OF NEVADA)
COUNTY OF DOUGLAS) ss.

On April 18, 1991, personally appeared before me, a Notary Public, Margaret Heizer, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.

Carol Costa
Notary Public



GRANTEE:

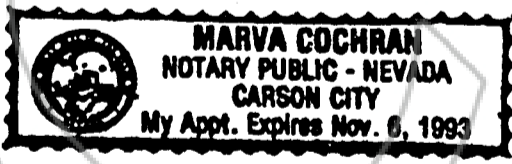
STATE OF NEVADA

by: P. B. Wilcox
Pamela B. Wilcox
Administrator and Ex-Officio State Land Registrar
Division of State Lands

STATE OF NEVADA)
CITY OF CARSON CITY) ss.

On April 19, 1991, personally appeared before me, a Notary Public, Pamela B. Wilcox, Administrator and Ex-Officio State Land Registrar, Division of State Lands, personally known to me to be the person whose name is subscribed to the above instrument who acknowledged that she executed the instrument.

Marva Cochran
Notary Public



REQUESTED BY
FIRST NEVADA TITLE CO.
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA
for State of Nevada
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