

**DEED OF EASEMENT**

**THIS INDENTURE WITNESSETH: That THEODORE H. STOKES individually, and as Executor of the Estate of PATRICIA M. STOKES, ("GRANTOR"), in consideration of the sum of TEN DOLLARS (\$10.00), the receipt of which is hereby acknowledged, do hereby grant, bargain, sell and convey to BUS, INC., a Nevada corporation ("GRANTEE") and to the successors, heirs and assigns of the GRANTEE forever, a non-exclusive easement for ingress and egress to and from Highway 395 and that certain property described in Exhibit "A" which is attached hereto and incorporated by reference herein, for the benefit of the owners and occupants of said land described in Exhibit "A" and their invitees only, upon and across that certain real property situate in the County of Douglas, State of Nevada and bounded and described as follows:**

**Those portions of the Northwest 1/4 of Section 30, Township 14 North, Range 20 East, M.D.B. & M., which are also a portion of the land conveyed in deed recorded July 13, 1987, in Book 787, at page 1517 as Document No. 158116, in the County of Douglas, State of Nevada, being more particularly described as follows:**

**Beginning at the Southeast corner of the land described in said Document No. 158116; thence Westerly along the Southerly line of said land N. 89° 15' 11" W., 30.00 feet; then N. 33° 27' 12" W., 66.50 feet to the TRUE POINT OF BEGINNING; thence N. 33° 27' 12" W., 36.27 feet; thence N. 89° 15' 11" W., 350.98 feet; thence N. 76° 09' 52" W., 41.08 feet; thence N. 89° 15' 11" W., 67.38 feet; thence S. 77° 39' 30" W., 41.08 feet, thence N. 89° 15' 11" W., 629.91 feet; thence S. 0° 44' 49" W., 30.00 feet; thence S. 15° 16' 41" E., 57.23 feet to a point on the Southerly line of said land; thence Easterly along said Southerly line S. 89° 15' 11" E., 31.22 feet; thence N. 15° 16' 41" W., 57.23 feet; thence S. 89° 15' 11" E., 602.15 feet; thence N. 77° 39' 30" E., 41.07 feet; thence S. 89° 15' 11" E., 60.50 feet; thence S. 76° 09' 52" E., 41.07 feet; thence S. 89° 15' 11" E., 374.83 to the TRUE POINT OF BEGINNING.**

**Together with that certain parcel particularly described as follows:**

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Beginning at the Southeast corner of the land described in said Document No. 158116; thence westerly along the southerly line of said land N. 89° 15' 11" W., 30.00 feet; thence N. 33° 27' 12" W., 102.77 feet; thence S. 89° 15' 11" E., 87.58 feet to a point of the easterly line of said land, said point also being on the westerly right-of-way line of U.S. Highway 395; thence southerly along said line to the Point of Beginning.

Together with that additional parcel particularly described as follows:

That portion of the Northwest 1/4 of Section 30, Township 14 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

A strip of land, 30.00 feet in width, lying 15.00 feet on each side of the following described centerline:

Beginning at the Southwest corner of that certain parcel of land conveyed in deed recorded July 13, 1987, in Book 787, at page 1517 as Document No. 158116 of the official records of said Douglas County; thence easterly along the southerly line of said parcel of land S. 89° 15' 11" E., 1,123.43 feet to the True Point of Beginning; thence S. 15° 16' 41" E., 639.35 feet; thence S. 15° 08' 55" E. 73.97 feet; thence S. 9° 25' 41" E., 70.52 feet; thence S. 1° 57' 26" E., 83.98 feet; thence S. 9° 47' 42" W., 119.02 feet; thence S. 11° 45' 16" W., 113.32 feet; thence S. 14° 02' 21" W., 36.89 feet; thence S. 20° 50' 01" W., 255.77 feet; thence S. 29° 59' 50" W., 153.13 feet; thence N. 74° 59' 11" W. 492.64 feet, to the point of ending.


The sidelines of said 30.00 foot strip of land shall be shortened or lengthened to intersect adjacent property lines.

The southernmost 1,500 feet, more or less, of said easement shall be relocated by GRANTOR and GRANTEE when such action becomes feasible provided that said easement shall not be interrupted.

To have and to hold said easement and all of the rights of ingress and egress appurtenant thereto unto the GRANTEE and GRANTEE's successors, heirs and assigns forever.

WITNESS their hands on this 15<sup>th</sup> day of April, 1993.

  
\_\_\_\_\_  
THEODORE H. STOKES

  
\_\_\_\_\_  
THEODORE H. STOKES as Executor of the  
Estate of Patricia M. Stokes, deceased

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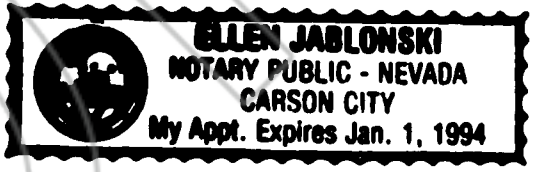
**ACKNOWLEDGMENT**

STATE OF NEVADA            )  
                                  ):    SS.  
CARSON CITY                )

ON THIS 15<sup>th</sup> day of April, 1993, before me, the undersigned, a Notary Public in and for said City and State, personally appeared THEODORE H. STOKES, known to me to be the person described in and who executed the foregoing DEED OF EASEMENT as Grantor and who acknowledged to me that he executed the same freely and voluntarily in his personal and representative capacities and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year hereinabove written.

*Ellen Jablonski*  
\_\_\_\_\_  
NOTARY PUBLIC



**309236**

**BK0693PG1585**

**LEGAL DESCRIPTION**  
**(Lippincott Parcel)**

That portion of the West 1/2 of the West 1/2 of Section 30, Township 14 North, Range 20 East, M.D.B.& M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the West 1/4 corner of said Section 30; thence Northerly along the Westerly line of the Northwest 1/4 of said Section 30, N. 0° 44' 27" E., 1088.76 feet to a point on the centerline of a drainage slough; thence Easterly along said centerline S. 80° 53' 27" E., 89.71 feet; thence S. 73° 17' 39" E., 111.34 feet; thence S. 72° 00' 17" E., 194.29 feet; thence N. 78° 36' 48" E., 144.04 feet; thence N. 87° 09' 40" E., 87.51 feet; thence S. 72° 42' 56" E., 39.74 feet; thence leaving said centerline S. 0° 46' 16" W., 2724.89 feet to a point on the Northerly Natural High Water Line of the Carson River, as said line existed as of August, 1992; thence Westerly along said Northerly line S. 80° 46' 28" W., 17.65 feet; thence S. 78° 41' 23" W., 97.68 feet; thence S. 72° 41' 15" W., 150.18 feet; thence N. 48° 34' 12" W., 43.16 feet; thence N. 33° 54' 26" W., 41.50 feet; thence N. 44° 43' 42" W., 125.54 feet; thence N. 51° 02' 22" W., 168.88 feet; thence N. 76° 16' 13" W., 77.30 feet; thence N. 60° 44' 26" W., 42.61 feet to a point on the Westerly line of the Southwest 1/4 of said Section 30; thence Northerly along said Westerly line N. 0° 46' 16" E., 1490.50 feet to the West 1/4 corner of said Section 30, which is the Point of Beginning of this description.

Said Parcel Contains 40.00 Acres, more or less.

Said land is also known as Parcel 2A of that certain Record of Survey Map supporting a boundary line adjustment recorded in the office of the Douglas County Recorder, State of Nevada on 10-8-93 as File No. Concurrent Official Records.

REQUESTED BY  
Northern Nevada Title Company  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

**EXHIBIT A**

93 JUN -8 P2:43

**309236**

**BK 0693PG1586**

SUZANNE BEAUDREAU  
RECORDER

800 PAUL KA DEPUTY