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FILED

CASE NO. 95-CV-0178  
NO. \_\_\_\_\_

DEPT. NO. I

'96 APR 30 P1:40

RECEIVED  
APR 29 1996  
DOUGLAS COUNTY  
DISTRICT COURT CLERK

BARBARA REED  
CLERK

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

EDWARD S. HASKELL, and  
MICHAEL P. GALGANO, and  
K. KERRY GALGANO

Plaintiffs,

v.

JUDGMENT OF PARTITION  
OF REAL PROPERTY

JACK MORTON THOMPSON and  
KATHLEEN ANN THOMPSON, ISSAC BEDROSIAN  
and LORRAINE K. BEDROSIAN,  
PAUL HILL and ANN HILL, and  
BEATRICE S. LINDSAY, trustee of  
LINDSAY FAMILY TRUST AGREEMENT,  
dated July 20, 1988,  
SANTA CLARA COUNTY, CALIFORNIA,  
UNITED STATES OF AMERICA, also all  
other persons unknown  
claiming any right, title,  
estate, lien or interest in  
the real property described herein.

Defendants

This cause having come on before the above entitled court on  
the 30th day of April, 1996, upon the Petition of the plaintiffs  
to partition real property herein and against the above named  
defendants, and it appearing that the defendants were duly and  
regularly served as required by law, and all named defendants  
having given their consent to the partition of real property as

LINDA E. JOHNSON  
ATTORNEY AT LAW  
503 N. DIVISION STREET  
CARSON CITY, NEVADA 89703  
(702) 882-4435

386621  
BK0496PG5934

LINDA E. JOHNSON  
ATTORNEY AT LAW  
503 N. DIVISION STREET  
CARSON CITY, NEVADA 89703  
(702) 882-4435

1 proposed by plaintiffs, and the court being satisfied that the  
2 allegations of said complaint are true.

3  
4 NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED  
5 that the real property described as APN No. 35-310-28 located in  
6 Douglas County, Nevada is hereby adjudged partitioned into two  
7 separate and distinct parcels of real property. The parcel  
8 described in Exhibit "A" attached hereto is hereby the real  
9 property of MICHAEL P. GALGANO and K. KERRY GALGANO in fee and  
10 said real property shall be identified as Parcel "A". The parcel  
11 described in Exhibit "B" attached hereto is the real property of  
12 EDWARD S. HASKELL in fee and said real property shall be  
13 identified Parcel "B". The real property described in Exhibit "C"  
14 attached hereto is the description of an ingress/egress easement  
15 providing access to Parcel "A". Exhibit "D" attached hereto is a  
16 map of said real property depicting the two parcels and the  
17 easement described herein.


18 DATED this 30 day of April, 1996.


19  
20   
21 DISTRICT COURT JUDGE

22 Submitted by:  
23 LINDA E. JOHNSON, ESQ.  
24 503 N. Division Street  
25 Carson City, Nevada 89703  
702-882-4435  
Attorney for Plaintiffs

26 **CERTIFIED COPY SEAL**

27 The document to which this certificate is attached is a  
full, true and correct copy of the original on file and of  
record in my office.

28 DATE: 4/30/96  
 Clerk of the 9th Judicial District Court  
of the State of Nevada, In and for the County of Douglas,

By  Deputy

2

386621

BK0496PG5935

### LEGAL DESCRIPTION

A parcel of land situated within Section 35, Township 11 North, Range 21 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

Commencing at the East one quarter corner of Section 35, Township 11 North, Range 21 East, M.D.B.&M.; Thence North 63 Degrees 44 Minutes 51 Seconds West, a distance of 1493.67 feet to a 5/8" rebar and the true POINT OF BEGINNING; Thence South 89 Degrees 53 Minutes 08 Seconds West, a distance of 859.43 feet to a point; Thence North 01 Degrees 12 Minutes 53 Seconds East, a distance of 471.18 feet to a point; Thence North 89 Degrees 46 Minutes 21 Seconds East, a distance of 845.01 feet to a point; Thence South 00 Degrees 32 Minutes 18 Seconds East, a distance of 472.73 feet to the POINT OF BEGINNING. Said parcel containing 402146.75 square feet or 9.23 acres, more or less.

The basis of bearings of this description is the East line of Parcel A of the Parcel Map for Thomas E. Farrell recorded June 13, 1979 in Book 679 at Page 938 of the official records of Douglas County. Said line bears  $S0^{\circ}32'18''E$  as per said map.

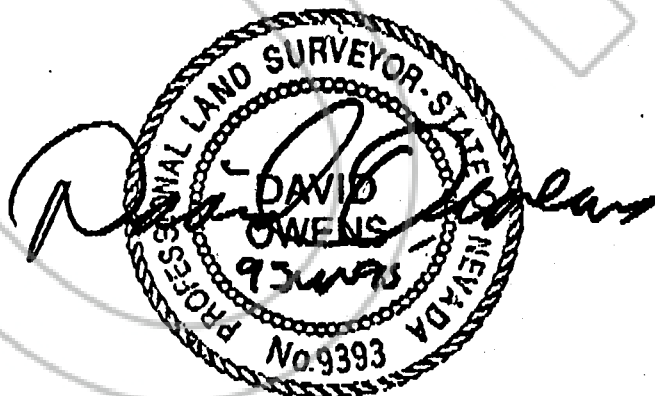


EXHIBIT "A"

386621

BK0496PG5936

## LEGAL DESCRIPTION

A parcel of land situated within Section 35, Township 11 North, Range 21 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

Commencing at the East one quarter corner of Section 35, Township 11 North, Range 21 East, M.D.B.&M.; Thence North 45 Degrees 27 Minutes 04 Seconds West, a distance of 1888.50 feet to a 5/8 REBAR and the true POINT OF BEGINNING; Thence South 00 Degrees 32 Minutes 18 Seconds East, a distance of 191.42 feet to a point; Thence South 89 Degrees 46 Minutes 21 Seconds West, a distance of 845.01 feet to a point; Thence South 01 Degrees 12 Minutes 53 Seconds West, a distance of 471.18 feet to a point; Thence South 89 Degrees 53 Minutes 08 Seconds West, a distance of 471.94 feet to a point; Thence North 00 Degrees 14 Minutes 09 Seconds West, a distance of 661.52 feet to a point; Thence North 89 Degrees 46 Minutes 21 Seconds East, a distance of 1327.87 feet to the POINT OF BEGINNING. Said parcel containing 479160.00 square feet or 11.00 acres, more or less.

The basis of bearings of this description is the East line of Parcel A of the Parcel Map for Thomas E. Farrell recorded June 13, 1979 in Book 679 at Page 938 of the official records of Douglas County. Said line bears  $80^{\circ}32'18''E$  as per said map.



EXHIBIT "B"

386621

BK 0496 PG 5937

**LEGAL DESCRIPTION**

A 30 foot wide easement for roadway and public utility purposes within Section 35, Township 11 North, Range 21 East, M.D.B.&M., Douglas County, Nevada and more particularly described as follows:

Commencing at the East one quarter corner of Section 35, Township 11 North, Range 21 East, M.D.B.&M.; Thence North 59 Degrees 50 Minutes 19 Seconds West, a distance of 2530.61 feet to a point on the South line of the fifty foot wide roadway & utility easement shown on the Northerly fifty feet of Parcel A of the Parcel Map for Thomas E. Farrell recorded June 13, 1979 in Book 679 at Page 938 of the official records of Douglas County and the true POINT OF BEGINNING; Thence South 02 Degrees 21 Minutes 46 Seconds West, a distance of 4.05 feet to a point; Thence South 18 Degrees 15 Minutes 52 Seconds West, a distance of 84.84 feet to a point; Thence South 03 Degrees 38 Minutes 44 Seconds East, a distance of 105.72 feet to a point; Thence South 31 Degrees 15 Minutes 23 Seconds East, a distance of 33.42 feet to a point; Thence North 01 Degrees 12 Minutes 53 Seconds East, a distance of 77.29 feet to a point; Thence North 89 Degrees 46 Minutes 21 Seconds East, a distance of 7.98 feet to a point; Thence North 03 Degrees 38 Minutes 44 Seconds West, a distance of 52.99 feet to a point; Thence North 18 Degrees 15 Minutes 52 Seconds East, a distance of 83.23 feet to a point; Thence North 02 Degrees 21 Minutes 46 Seconds East, a distance of 9.60 feet to a point on the South line of the fifty foot wide roadway & utility easement shown on the Northerly fifty feet of Parcel A of the Parcel Map for Thomas E. Farrell recorded June 13, 1979 in Book 679 at Page 938 of the official records of Douglas County; Thence South 89 Degrees 46 Minutes 21 Seconds West, along said easement line a distance of 30.03 feet to the POINT OF BEGINNING. Said easement containing 5606.02 square feet or 0.13 acres, more or less.

The basis of bearings of this description is the East line of Parcel A of the Parcel Map for Thomas E. Farrell recorded June 13, 1979 in Book 679 at Page 938 of the official records of Douglas County. Said line bears  $S0^{\circ}32'18''E$  as per said map.

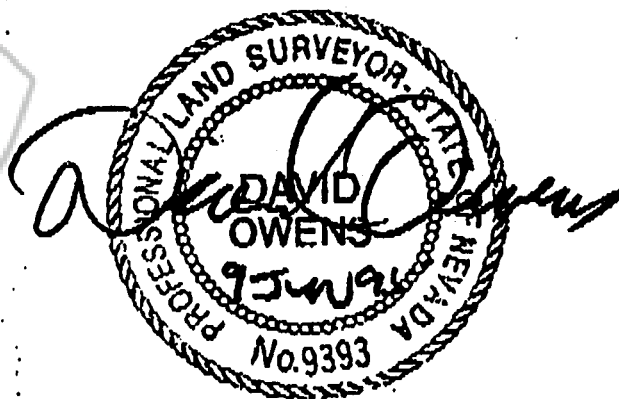
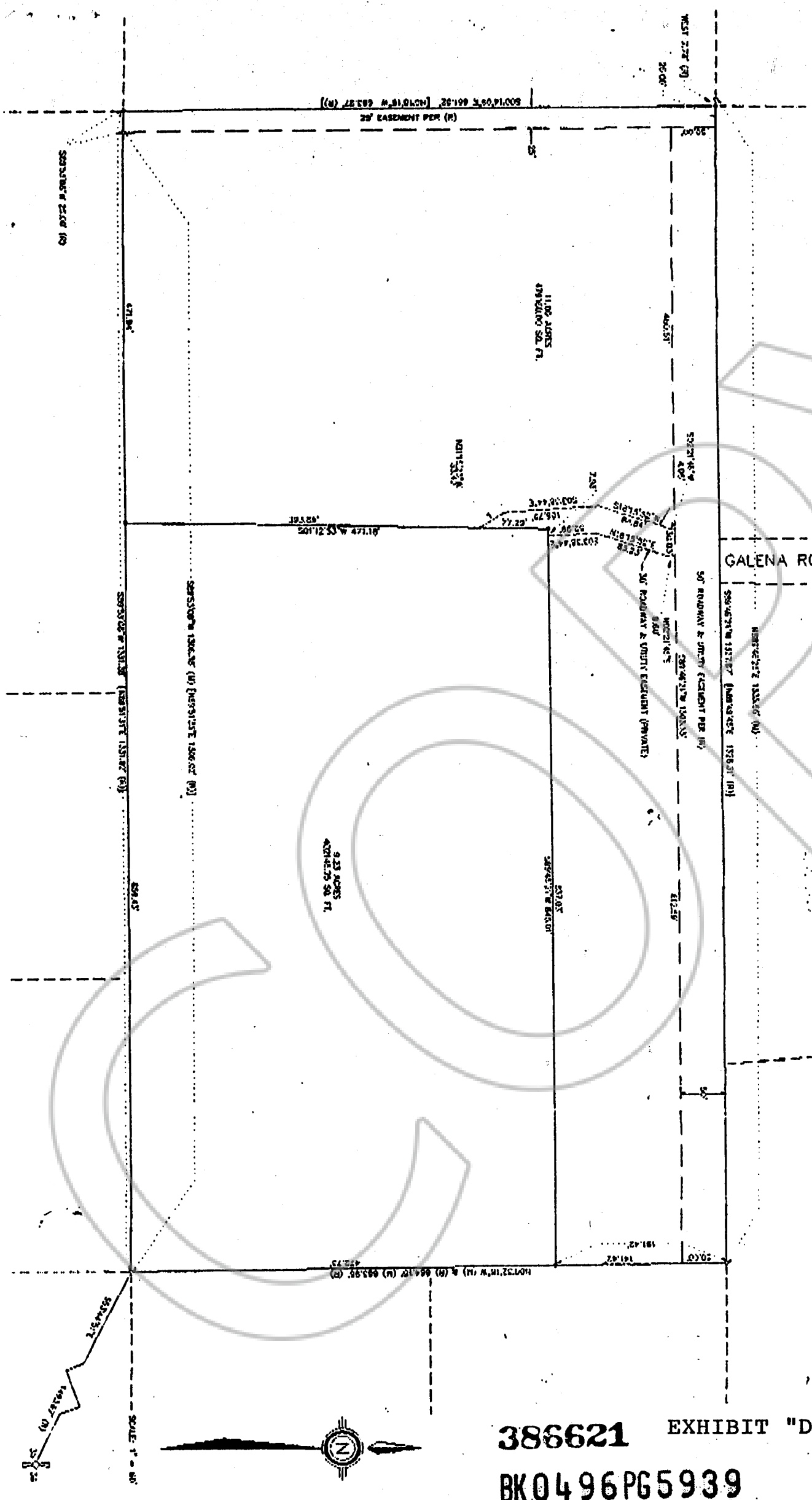


EXHIBIT "C"

385621

BK 04 96 PG 5938



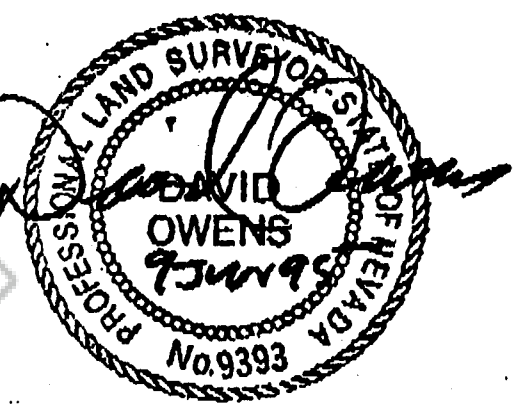
(M) 28188 N. 81.0100N 28189 3.6071.008  
25' EASEMENT PER (M)

11.00 ACRES  
UNPLATTED SOL. PL.

201°12'53" W 471.10'

GALENA ROAD

9.33 ACRES  
ACR. 27.20 SQ. FT.



REQUESTED BY  
*Linda E. Johnson*  
IN OFFICIAL RECORDS OF  
BOULDER CO., NEVADA

'96 APR 30 P 1 54

LINDA SLATER  
RECORDER  
\$12.00 PAID *[Signature]* DEPUTY

386621 EXHIBIT "D"

BK 04 96 PG 5939



SCALE 1" = 80'