

NF  
Lynda  
Tequila

FILED  
NO. 98.234

**RECORDING REQUESTED BY  
AND WHEN RECORDED RETURN TO:**

'98 DEC -2 A9:44

Douglas County Department of Community  
Development  
P.O. Box 218  
Minden, NV 89423

BARBARA REED  
CLERK  
BY *[Signature]* DEPUTY

R.P.T.T. \$ #2

**GRANT DEED FOR PUBLIC ROADWAY**

THIS INDENTURE, made this 16<sup>th</sup> day of November, 1998, between DANGBERG HOLDINGS NEVADA, LLC, as Nevada limited liability company, 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:**

THAT GRANTOR:

For and in consideration of the sum of SIX THOUSAND DOLLARS (\$6,000), lawful money of the United States of America, and for other good valuable considerations, the receipt whereof is hereby acknowledged, does by these presents grant, bargain and sell unto GRANTEE, and to its assigns forever, a perpetual right-of-way for the location, construction and maintenance of a public road and necessary incidents thereto, upon, over, across and through all that certain tract, piece or parcel of land situate, lying and being in the southwest quarter of Section 29, Township 13 North, Range 20 East, M.D.B.&M., County of Douglas, State of Nevada, and more particularly described as follows:

(See attached legal description as shown on Exhibit A and Parcel D on attached Exhibit B)

Being a Portion of Assessor's Parcel No. 23-590-07;

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

0455625

BK 1298PG0826

TO HEREBY waive with full knowledge that a public road and the necessary incidents thereto are to be located upon, over and across lands hereinabove-described, any claim for any and all damages to the remaining adjacent lands and property of the GRANTOR by reason of the location, construction, landscaping and maintenance of said public road and appurtenances in said location. GRANTOR also grants a temporary easement for the construction of improvements associated with the road construction on the parcel as shown on Exhibit B. The temporary easement shall expire upon completion of the road reconstruction project, but not later than December 31, 1998.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to its assigns forever.

IN WITNESS WHEREOF, said GRANTOR has hereunto signed on the day and year first above written.

**DANGBERG HOLDINGS NEVADA, LLC**

PARK CATTLE CO., MEMBER

By: Bruce Park  
Bruce Park, President

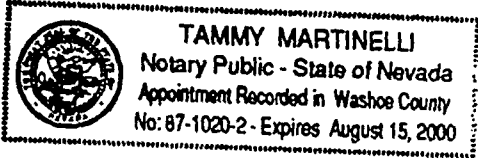
BENTLY FAMILY LIMITED PARTNERSHIP,  
MEMBER

By: Donald E. Bently  
Donald E. Bently, General Partner

**CERTIFICATE OF ACKNOWLEDGEMENT**

STATE OF NEVADA )  
 ) ss.  
COUNTY OF Washoe )

This instrument was acknowledged before me, a Notary Public in and for said County and State, on this 16<sup>th</sup> day of November, 1998, by Bruce Park as President of Park Cattle Co., Member, DANBERG HOLDINGS NEVADA, LLC.



Tammy Martinelli  
NOTARY PUBLIC

STATE OF NEVADA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me, a Notary Public in and for said County and State, on this 12 day of NOVEMBER, 1998, by Donald E. Bently, General Partner of Bently Family Limited Partnership, Member, DANBERG HOLDINGS NEVADA, LLC.



Connie Rosdal-Buda  
NOTARY PUBLIC

**LEGAL DESCRIPTION  
FOR  
ROADWAY DEDICATION**

**PARCEL D**

All that certain real property situate within a portion of the Southeast ¼ of Section 29, Township 13 North, Range 20 East, M.D.M., Douglas County, State of Nevada, further described as a portion of APN 23-590-07, Douglas County, State of Nevada, being more particularly described as follows:

**COMMENCING** at the Center 1/4 corner of said Section 29;

**THENCE** Southerly along the Center ¼ Section Line of said Section 29, S.01°26'19"W., 42.20 feet to the Southerly Right of Way of Buckeye Road, said point being the **TRUE POINT OF BEGINNING**;

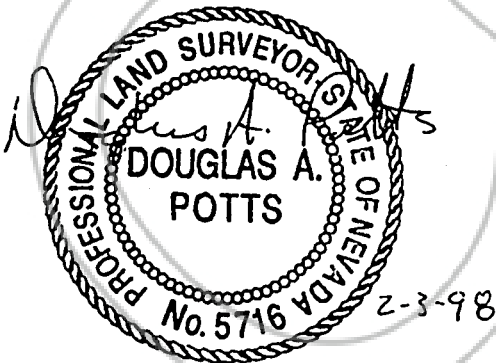
**THENCE** Easterly along said Southerly Right of Way of Buckeye Road, S.89°29'43"E., 425.92 feet;

**THENCE** leaving said Southerly Right of Way of Buckeye Road, S.80°48'30"W., 117.90 feet to the beginning of a curve to the left;

**THENCE** along said curve to the left, having a radius of 690.00 feet, a central angle of 28°41'44", an arc length of 345.57 feet to a point on said Center ¼ Section Line of Section 29;

**THENCE** Northerly along said Center ¼ Section Line N.01°26'19"E., 159.21 feet to the **TRUE POINT OF BEGINNING**;

**CONTAINING** 23,984 square feet, more or less.



Prepared For:  
**DOUGLAS COUNTY COMMUNITY DEVELOPMENT**  
 1594 Esmeralda Ave.  
 Minden, Nevada 89423  
 (702) 782-9005

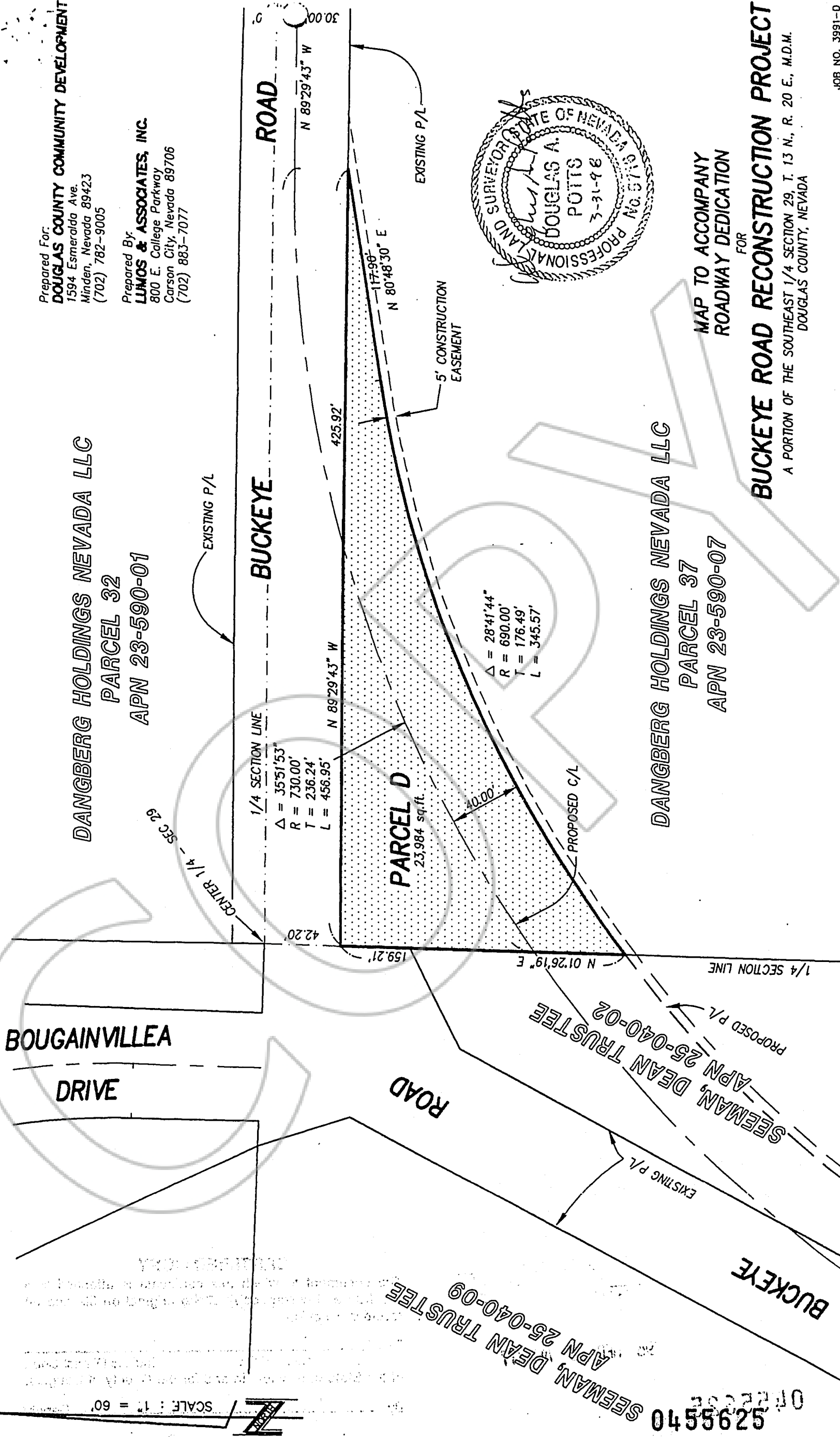
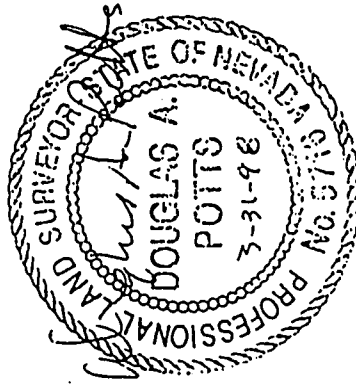
Prepared By:  
**LUMOS & ASSOCIATES, INC.**  
 800 E. College Parkway  
 Carson City, Nevada 89706  
 (702) 883-7077

**DANGBERG HOLDINGS NEVADA LLC**  
**PARCEL 32**  
**APN 23-590-01**

**DANGBERG HOLDINGS NEVADA LLC**  
**PARCEL 37**  
**APN 23-590-07**

**BUCKEYE ROAD RECONSTRUCTION PROJECT**  
 A PORTION OF THE SOUTHEAST 1/4 SECTION 29, T. 13 N., R. 20 E., M.D.M.  
 DOUGLAS COUNTY, NEVADA

MAP TO ACCOMPANY  
 ROADWAY DEDICATION  
 FOR



1/4 SECTION LINE  
 $\Delta = 35^{\circ}51'53''$   
 $R = 730.00'$   
 $T = 236.24'$   
 $L = 456.95'$

**PARCEL D**  
 23,984 sq. ft.

$\Delta = 28^{\circ}41'44''$   
 $R = 690.00'$   
 $T = 176.49'$   
 $L = 345.57'$

SCALE: 1" = 60'

Exhibit B

52965540

BK 1298PG0830

COPY

REQUESTED BY  
**DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'98 DEC -3 AM 10:07

0455625

LINDA SLATER  
RECORDER

\$ 0 PAID *ka* DEPUTY

**CERTIFIED COPY**

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

DATE: December 2, 1998

B. REED Clerk of the 9th Judicial District Court of the State of Nevada, in and for the County of Douglas.

By *[Signature]* Deputy

**SEAL**

BK 1298 P.G. 0837