

De/CD
No fee

When Recorded, Mail to:

✓ Douglas County Community Development
Engineering Division
Post Office Box 218
Minden NV 89423

A.P.Nos. 1220-17-701-001
1220-17-801-001
1220-20-001-066

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

EASEMENT DEED

FOR ACCESS AND ROADWAY PURPOSES

THIS INDENTURE WITNESSETH: That for a valuable consideration, receipt of which is hereby acknowledged, BING CONSTRUCTION COMPANY OF NEVADA, INC., a Nevada corporation (Grantor), does hereby grant, bargain, sell, and convey to DOUGLAS COUNTY, a political subdivision of the State of Nevada (Grantee), an easement for access and roadway purposes over and across all that real property in the County of Douglas, State of Nevada, being a portion of Assessor's Parcel Numbers 1220-17-701-001, 1220-17-801-001 and 1220-20-001-066, and specifically described as:

See Exhibit A attached hereto and incorporated herein by this reference.

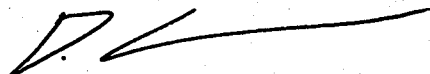
The legal description contained herein is the same legal description contained in the Grant of Easement by Bing Construction Company of Nevada to the Gardnerville Ranchos General Improvement District recorded in the Official Records of Douglas County on 11 February 1997 at Book 279, Page 1416 as Document No. 0406479, and the easement granted herein is within and subject to said referenced easement.

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to said easement rights, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 7 day of March, 2000.

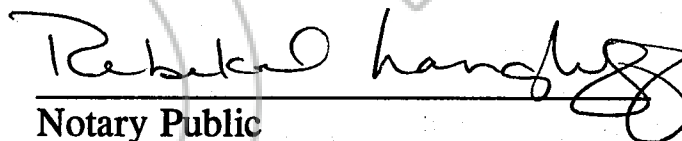
BING CONSTRUCTION COMPANY OF NEVADA, INC.

By: 
D. Gerald Bing, President

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

On March 7, 2000, before me, a notary public, personally appeared D. Gerald Bing as the President of BING CONSTRUCTION COMPANY OF NEVADA, INC., personally known or proved to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.




Notary Public

Mail Tax Statements to:

Douglas County Community Development
Engineering Division
Post Office Box 218
Minden NV 89423

BROOKE & SHAW
Post Office Box 2860
Minden, Nevada 89423
(775) 782-7171

LEGAL DESCRIPTION

DRAYTON BOULEVARD RIGHT-OF-WAY

All that certain real property situate within a portion of the Northeast 1/4 of the Northeast 1/4 of Section 20 and the Southeast 1/4 of Section 17, Township 12 North, Range 20 East, M.D.M., described as a portion of APN's 27-110-30, 27-100-11 and 27-070-32, County of Douglas, State of Nevada, further described as an 80.00 foot strip of land, the centerline of which is described as follows:

COMMENCING at the Northeast corner of said Section 20;

THENCE S 64°07'58" W, a distance of 927.59 feet to a point on the North line of Kimmerling Road;

THENCE N 0°10'20" W, parallel and 40.00 feet east of the West line of APN 27-110-30 a distance of 401.70 feet to the beginning of a curve to the left;

THENCE along a curve having a radius of 640.00 feet, arc length of 267.18 feet, delta angle of 23°55'10", a chord bearing of N 12°07'55" W, and a chord length of 265.25 feet;

THENCE N 24°05'30" W, a distance of 116.20 feet to the beginning of a curve to the right;

THENCE along a curve having a radius of 640.00 feet, arc length of 468.41 feet, delta angle of 41°56'02", a chord bearing of N 3°07'29" W, and a chord length of 458.02 feet;

THENCE N 17°50'32" E, a distance of 607.34 feet to the beginning of a curve to the left;

THENCE along a curve having a radius of 640.00 feet, arc length of 763.23 feet, delta angle of 68°19'41", a chord bearing of N 16°19'19" W, and a chord length of 718.80 feet;

THENCE N 50°29'10" W, a distance of 100.00 feet to the beginning of a curve to the right;

THENCE along a curve having a radius of 640.00 feet, arc length of 560.28 feet, delta angle of 50°09'31", a chord bearing of N 25°24'24" W, and a chord length of 542.56 feet to THE POINT OF ENDING, a point on the North line of the Southeast 1/4 of aforesaid Section 17, the East 1/4 Corner of which bears N 89°46'25" E, a distance of 1279.87 feet and the Northwest corner of APN 27-070-32 bears N 89°46'25" E, a distance of 10.00 feet.

The sidelines of this easement shall be lengthened or shortened to terminate at the property lines.

Excepting any portion of Lot 1 and Lot 3, Chamber's Field Subdivision, Book 179 of Maps, Page 435, Records of Douglas County, File No. 28862.

CONTAINING 5.83 acres, more or less.

EXHIBIT A

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

2000 MAR 30 PM 3:57

LINDA SLATER
RECORDER

\$ PAID KJ DEPUTY

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BK0300PG5858