

NF  
CommDev  
Lynne & Terry Ltd

APN 1420-06-502-006

FILED

NO. 2001.302

RECORDED AT THE REQUEST OF:  
Douglas County, Nevada  
District Attorney's Office  
Post Office Box 218  
Minden, Nevada 89423

'01 NOV 13 P1:37  
Wal-Mart Real Estate Business Trust

BARBARA BLEED  
CLERK

APN 13-210-16 (1420-06-502-006)  
*[Signature]*

**R.P.T.T. § # 2** GRANT DEED FOR PUBLIC RIGHT OF WAY  
AND PUBLIC UTILITY EASEMENTS

This indenture is made this 28<sup>th</sup> day of September, 2001 between the Wal-Mart Real Estate Business Trust, Grantor, and Douglas County, a political subdivision of the State of Nevada, Grantee,

The Grantor, for good and valuable consideration, the receipt of which is acknowledged, grants, bargains and sells to the Grantee, and to its assigns forever, the all of its right title and interest in that certain tract, piece or parcel of land situated in and being a portion of the Northeast 1/4 of Section 6, Township 14 North, Range 20 East, County of Douglas, State of Nevada, and more particularly described as parcel "B" in the legal description attached as exhibit "A", together with all and singular tenements, hereditaments, and appurtenances belonging to or in anyway appertaining to the property, and any reversion and reversions, remainder and remainders, rents, issues and profits. The Grantor further grants a public utility easement and a sewer facilities and access easement described in exhibit "A" and shown on the Map to Accompany Dedication of Right of Way attached to exhibit "A"

The Grantor has signed on the day and year above written.

See Exhibit "B" attached hereto and incorporated herein by this reference.

WAL-MART REAL ESTATE BUSINESS TRUST,  
a Delaware business trust

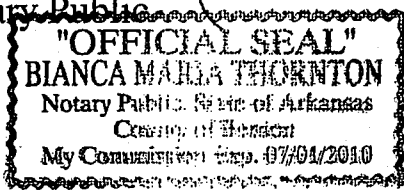
By *[Signature]*  
Its Assistant Vice President

State of Arkansas )  
County of Benton ) ss.

On the 28<sup>th</sup> day of September, 2001, personally appeared before me, a Notary Public, ROBERT N. BEAN personally known or proved to me to be the person who subscribed the above instrument, who acknowledged that he executed the instrument.

WITNESS my hand and seal.  
*[Signature]*  
Notary's Signature  
My Commission Expires: 7-1-2010

*[Signature]*  
Notary Public



0527681  
BK1101PG4060

State of Nevada )  
 ) ss.  
County of Douglas )

Accept on behalf of Douglas County  
this 1 day of NOV., 2001.

Attest: Barbara Reed

Barbara Reed  
Douglas County Clerk

By: Bernard W. Curtis

Bernard W. Curtis, Chairman  
Douglas County Commissioners

BY: L. L. Lipe, DEPUTY

COPY

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Exhibit "A"

LEGAL DESCRIPTION

APN 13-210-16  
RIGHT-OF-WAY  
PARCEL "B"

All that certain real property situate within a portion of the Northeast ¼ of Section 6, Township 14 North, Range 20 East, M.D.M., Douglas County, Nevada more particularly described as follows:

**COMMENCING** at the North ¼ Corner of said Section 6;

**THENCE** S 00°59'23" W, a distance of 1305.38 feet;

**THENCE** S 89°44'22" E, a distance of 508.36 feet to the **TRUE POINT OF BEGINNING**;

**THENCE** N 87°23'53" E, a distance of 41.84 feet;

**THENCE** along a curve to the left having a radius of 445.07 feet, arc length of 122.71 feet, delta angle of 15°47'47", a chord bearing of N 79°30'00" E, and a chord length of 122.32 feet;

**THENCE** N 71°36'06" E, a distance of 103.27 feet;

**THENCE** along a curve to the right having a radius of 554.00 feet, arc length of 151.39 feet, delta angle of 15°39'25", a chord bearing of N 82°15'17" E, and a chord length of 150.92 feet to a point of reverse curvature;

**THENCE** along a curve left having a radius of 26.00 feet, arc length of 40.51 feet, delta angle of 89°15'43", a chord bearing of N 45°27'08" E, and a chord length of 36.53 feet to a point of reverse curvature;

**THENCE** along a curve to the right having a radius of 430.47 feet, arc length of 18.56 feet, delta angle of 02°28'14", a chord bearing of N 02°03'24" E, and a chord length of 18.56 feet;

**THENCE** S 86°42'29" E, a distance of 93.00 feet;

**THENCE** along a curve to the left having a radius of 26.00 feet, arc length of 42.22 feet, delta angle of 93°01'53", a chord bearing of S 43°13'26" E, and a chord length of 37.73 feet;

**THENCE** S 89°44'22" E, a distance of 194.48 feet;

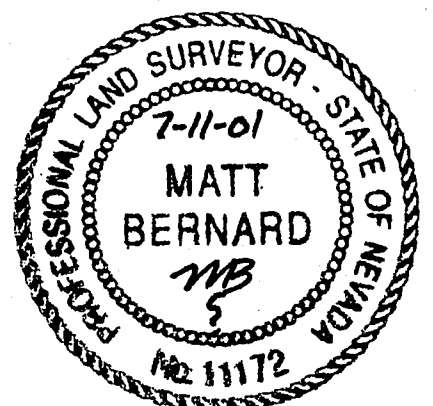
**THENCE** S 89°44'44" E, a distance of 61.37 feet;

**THENCE** S 01°04'38" W, a distance of 91.00 feet;

**THENCE** N 89°44'22" W, a distance of 809.13 feet to the **TRUE POINT OF BEGINNING**.

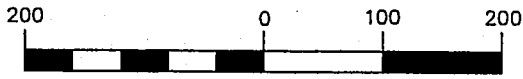
**CONTAINING** 1.27 acres, or 55,338 square feet, more or less.

**TOGETHER WITH** a ten (10) foot Public Utility Easement lying Northerly and adjacent to the above described parcel as shown on the Map to Accompany Dedication of Right-of-Way.



31  
6

GRAPHIC SCALE



( IN FEET )

1 inch = 200 ft.



INDICATES RIGHT-OF-WAY  
TO BE ACQUIRED.

PARCEL "A"  
74,237 sq.ft.  
1.70 acres

APN 13-210-16  
WAL-MART REAL ESTATE  
BUS. TR.

WATERLINE FACILITIES  
& ACCESS EASEMENT

**C1**  
Δ=89°15'43"  
R=26.00  
L=40.51  
T=25.67

**C2**  
Δ=02°28'14"  
R=430.47  
L=18.56  
T=9.28

**C3**  
Δ=93°01'53"  
R=26.00  
L=42.22  
T=27.41

Δ=15°39'25"  
R=554.00  
L=151.39  
T=76.17

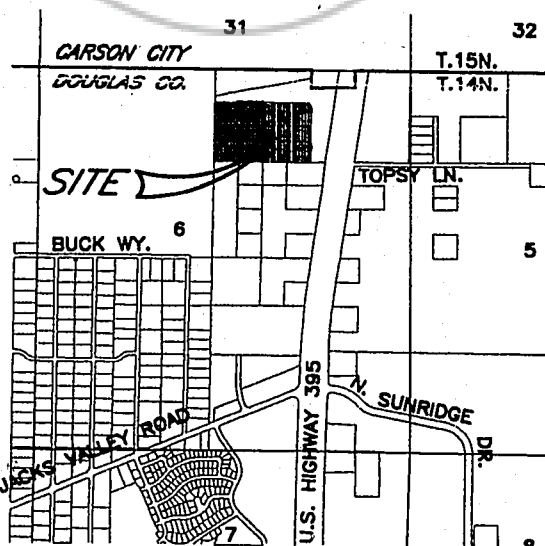
Δ=15°47'47"  
R=445.07  
L=122.71  
T=61.74

Δ=87°23'53"  
R=41.84

Δ=90°43'45"  
R=36.00  
L=57.01  
T=36.46

PARCEL "B"  
55,338 sq.ft.  
1.27 acres

REFERENCE IS HEREBY MADE TO THAT CERTAIN  
RECORD OF SURVEY FOR DOUGLAS COUNTY, NEVADA,  
DOCUMENT NO. 489613.  
ROTATE THIS MAP 00°43'29" COUNTER CLOCKWISE TO  
REFERENCE DOCUMENT.



VICINITY MAP

N.T.S.

# MAP to ACCOMPANY DEDICATION of RIGHT-OF-WAY

Prepared By:

**CAPITAL ENGINEERING**

P.O. Box 3750  
Carson City, NV 89702  
(775) 882-5630

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**EXHIBIT B**

Grantee agrees to use due care in any use of the easement herein granted and in the construction, installation, repair, replacement and maintenance either Grantee's improvements or the easement area as provided for herein so as not to unreasonably disturb Grantor's use of its property. Grantee agrees to return the easement area to its condition which existed prior to the installation of any of its improvements in the easement area, including but not limited to the replacement of any sod, landscaping, paving or other improvements that existed within the easement area prior to such installation.

Grantee shall not interfere with Grantor's business operations while utilizing this easement.

COPY

**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: November 13, 2001

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**

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COPY

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

2001 NOV 14 PM 2:45

LINDA SLATER  
RECORDER

\$ 0 PAID KJ DEPUTY

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