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STATE

REQUESTED BY
State of Nevada
IN OFFICIAL RECORDS OF
DOUGLAS CO., NEVADA

2004 JUL -8 AM 11:24

APN: 1318-23-214-001
Project: SPF-050-1 (026)
E.A. 72925
Parcel: U-050-DO-001.169PE1
U-050-DO-001.169PE2

WERNER CHRISTEN
RECORDER

\$ 0 PAID KJ DEPUTY

AFTER RECORDING RETURN TO:
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION, ATTN: M. ORCI
1263 S. STEWART ST.
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:
HEIDI A. MIRELES
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

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

EASEMENT DEED

THIS DEED, made this 23rd day of Feb., 2004,
between LAKE VILLAGE HOME OWNERS ASSOCIATION, a Nevada corporation, hereinafter
called GRANTOR, and the STATE OF NEVADA, acting by and through its Department of
Transportation, hereinafter called GRANTEE,

WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00),
lawful money of the United States of America, and other good and valuable consideration, the
receipt whereof is hereby acknowledged, does by these presents grant unto the GRANTEE
and to its assigns forever, for those purposes as contained in Chapter 408 of the Nevada
Revised Statutes, a perpetual non-exclusive easement for the location, construction,
installation and maintenance of a new drainage system upon, beneath, over and across
certain real property of the undersigned situate, lying and being in the County of Douglas, State
of Nevada and more particularly described as being a portion of the NW1/4 and portions of the
NW 1/4 of the SW 1/4 of Section 23, T. 13 N., R. 18 E., M.D.M., and further described as being
a portion of Lot 5 of Block "A" and a portion of Rabe Boulevard (now known as Lake Village
Drive) shown on that certain AMENDED MAP OF LAKE VILLAGE UNIT No. 1, filed for record on
June 29, 1970, as File No. 48573, Records of Douglas County, Nevada, and the individual
parcels being more fully described by metes and bounds as follows, to wit:

0618218
BK0704PG02876

Parcel U-050-DO-001.169PE1

BEGINNING at a point on the right or easterly right-of-way line of US-50, 40.00 feet right of and at right angles to Highway Engineer's Station "Se" 70+85.71 P.O.T.; said point of beginning further described as bearing S. 0°50'36" E. a distance of 2,970.56 feet from the northwest corner of Section 23, T. 13 N., R. 18 E., M.D.M.; thence N. 9°30'02" W., along said easterly right-of-way line, a distance of 78.78 feet; thence along the following three (3) courses and distances:

- 1) N. 40°12'05" E. – 13.11 feet;
 - 2) S. 9°30'02" E. – 87.26 feet;
 - 3) S. 80°29'58" W. – 10.00 feet to the point of beginning;
- said parcel contains an area of 830 square feet (0.02 of an acre).

Parcel U-050-DO-001.169PE2

BEGINNING at a point on the right or easterly right-of-way line of US-50, 40.00 feet right of and at right angles to Highway Engineer's Station "Se" 72+71.49 P.O.T.; said point of beginning further described as bearing S. 0°16'07" E. a distance of 2,787.04 feet from the northwest corner of Section 23, T. 13 N., R. 18 E., M.D.M.; thence N. 9°30'02" W., along said easterly right-of-way line, a distance of 110.82 feet; thence along the following three (3) courses and distances:

- 1) N. 80°29'58" E. – 15.00 feet;
 - 2) S. 09°30'02" E. – 140.62 feet;
 - 3) N. 36°13'09" W. – 33.36 feet to the point of beginning;
- said parcel contains an area of 1,886 square feet (0.04 of an acre).

To hereby waive, with full knowledge that a public highway and the necessary incidents thereto are to be located upon, over and across the 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 highway and appurtenances in said location.

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, the said GRANTOR, by and through its officers thereunto duly authorized, has caused these presents to be executed the day and year first above written.

LAKE VILLAGE HOME OWNERS ASSOCIATION,
a Nevada corporation

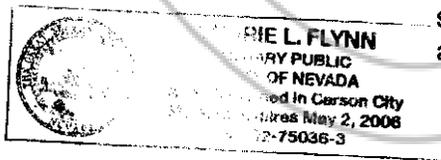
By *A. Chisari* 2/25/04
Andrew Chisari, President Date

STATE OF Nevada

On this 23rd day of Feb., 2004, personally appeared before me, the undersigned, a Notary Public in and for the City of Carson, State of NV, Andrew Chisari personally known (or proved) to me to be the person whose name is subscribed to the above instrument and who acknowledged to me that he executed the same freely and voluntarily and for the uses and purposes thereby mentioned.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

S
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A
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Laurie L. Flynn