

OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE

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APN: Ptn. of 1414-34-301-005
Project: SPF-050-1(017)
E.A. 72097
Parcels: U-050-DO-006.019PE

Douglas County - NV
Werner Christen - Recorder
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BK-0405 PG- 2564 RPTT: # 2



AFTER RECORDING RETURN TO:
NEVADA DEPT. OF TRANSPORTATION
R/W DIVISION, CHELSEA RYAN
1263 S. STEWART ST
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:
HEIDI A. MIRELES
NEVADA DEPT. OF TRANSPORTATION
R/W DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

EASEMENT DEED

THIS DEED, made this 9TH day of FEBRUARY, 2005,
between MARK P. MITCHELL, AN UNMARRIED MAN, AS HIS SOLE AND SEPARATE
PROPERTY, 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 easement and right-of-way for the access, construction, and
maintenance of a binwall, drainage improvements, if any, and their appurtenances along
Highway US-50 upon, over and across certain real property of the undersigned; said real
property situate, lying and being in the County of Douglas, State of Nevada, and more
particularly described as being a portion of Government Lot 3 in Section 34,
T. 14 N., R. 18 E., M.D.M., and further described as being a portion of the A. COHN TRACT
Subdivision 4 of Government Lot 3, shown on that certain SUB-DIVISION MAP OF LOTS 2 and
3, SECTION 34, T. 14 N., R. 18 E., M.D.M., Document No. 4437, filed for record March 5, 1947,
in Book 1 of Maps, in the Office of the County Recorder, Douglas County, Nevada, and more
fully described by metes and bounds as follows, to wit:

BEGINNING at a point on the left or westerly right-of-way line of US-50 and GRANTOR'S southerly boundary line, 12.192 meters (40.00 feet) left of and at right angles to Highway Engineer's Station "X" 98+67.876 P.O.T.; said point of beginning further described as bearing S. 37°29'08" W. a distance of 267.414 meters (877.34 feet) from the center quarter corner of said Section 34, said corner being a GLO Brass Cap flush with ground marked C 1/4 S34; thence N. 88°45'18" W., along said GRANTOR'S southerly boundary line, a distance of 4.082 meters (13.39 feet); thence along the following six (6) courses and distances:

- 1) N. 32°52'56" W. – 2.689 meters (8.82 feet);
- 2) N. 22°02'51" W. – 9.378 meters (30.77 feet);
- 3) N. 16°25'02" W. – 17.541 meters (57.55 feet);
- 4) N. 18°46'11" E. – 1.775 meters (5.82 feet);
- 5) N. 12°29'53" W. – 10.415 meters (34.17 feet);
- 6) N. 8°10'19" W. – 6.444 meters (21.14 feet) to GRANTOR'S northerly boundary line;

thence S. 88°45'18" E., along said GRANTOR'S northerly boundary line, a distance of 4.408 meters (14.46 feet); thence S. 12°13'06" E. a distance of 6.601 meters (21.66 feet); thence S. 15°23'26" E. a distance of 21.177 meters (69.48 feet) to said left or westerly right-of-way line of US-50; thence from a tangent that bears S. 13°03'08" E., curving to the left along said westerly right-of-way line with a radius of 256.032 meters (840.00 feet), through an angle of 3°35'09", an arc distance of 16.024 meters (52.57 feet); thence S. 16°38'18" E., along said right-of-way line, a distance of 3.799 meters (12.46 feet) to the point of beginning; said parcel contains an area of 252.005 square meters (2,713 Square Feet).

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, West Zone as determined by the State of Nevada, Department of Transportation.

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

Mark P. Mitchell 2-9-05
Mark P. Mitchell Date

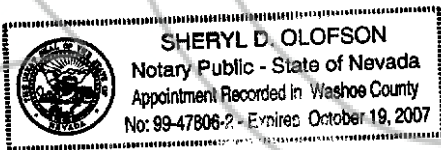
In regard to any Community Property Interest that Mrs. Mitchell may have:

Christine A. Mitchell 2-9-05
Christine A. Mitchell Date

STATE OF Nevada

On this 9 day of February, 2005, personally appeared before me, the undersigned, a Notary Public in and for the County of Washoe State of Nevada, Mark P. Mitchell & Christine A. Mitchell 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.

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

Sheryl D. Olofson

STATE OF _____

On this _____ day of _____, 20____, personally appeared before me, the undersigned, a Notary Public in and for the _____, State of _____, _____ 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.

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

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04/07/2005