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OFFICIAL RECORD

Requested By:
FIRST AMERICAN TITLE

APN: Ptn. of 141⁸-34-301-004
Project: SPF-050-1(017)
E.A. 72097
Parcels: U-050-DO-006.047PE1
AND U-050-DO-006.047PE2

Douglas County - NV
Werner Christen - Recorder
Page: 1 Of 5 Fee: 18.00
BK-0405 PG- 2568 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

21923days

EASEMENT DEED

THIS DEED, made this 2nd day of February, 2005,
between JAMES HILLIARD NUNNALLY II AND CAROLYN MARIE NUNNALLY, TRUSTEES
OF THE JAMES HILLIARD NUNNALLY II AND CAROLYN MARIE NUNNALLY 1998 TRUST,
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 described hereafter as U-050-DO-006.047PE1 for the location, construction, and maintenance of a binwall, drainage improvements, if any, and appurtenances along Highway US 50; and a perpetual easement hereafter described as U-050-DO-006.047PE2 for access to said binwall for construction and maintenance of the binwall, drainage improvements and 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 of Section 34, T. 14 N., R. 18 E., M.D.M., and further described as

being a portion of Subdivision 3 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:

Parcel U-050-DO-006.047PE1

BEGINNING at a point on the left or westerly right-of-way line of US-50 and GRANTOR'S northerly boundary line, 14.063 meters (46.14 feet) left of and measured radially from Highway Engineer's Station "X" 99+56.423 P.O.C.; said point of beginning further described as bearing S. 55°35'57" W. a distance of 213.301 meters (699.81 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 S. 88°45'18" E., along said GRANTOR'S northerly boundary line, a distance of 1.872 meters (6.14 feet) to the former left or westerly right-of-way line of said US-50; thence from a tangent which bears S. 3°17'24" W., curving to the left along said former left or westerly right-of-way line with a radius of 256.032 meters (840.00 feet), through an angle of 0°20'57", an arc distance of 1.560 meters (5.12 feet); thence N. 87°03'33" W., along said left or westerly right-of-way line, a distance of 1.980 meters (6.50 feet); thence N. 7°13'24" E., along said westerly right-of-way line, a distance of 1.509 meters (4.95 feet) to the point of beginning; said parcel contains an area of 2.949 square meters (32 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.

Parcel U-050-DO-006.047PE2

BEGINNING at a point on the left or westerly right-of-way line of US-50 and the GRANTOR'S northerly boundary line, 14.063 meters (46.14 feet) left of and measured radially from Highway Engineer's Station "X" 99+56.423 P.O.C.; said point of beginning further described as bearing S. 55°35'57" W. a distance of 213.301 meters (699.81 feet) from the center quarter corner of Section 34; said corner being a GLO Brass Cap flush with ground marked C 1/4 S34; thence along said left or westerly right-of-way line the following three (3) courses and distances:

- 1) S. 7°13'24" W. – 1.509 meters (4.95 feet);
- 2) S. 87°03'33" E. – 1.980 meters (6.50 feet);

- 3) from a tangent which bears S. 2°56'27" W., curving to the left with a radius of 256.032 meters (840.00 feet), through an angle of 0°33'34", an arc distance of 2.500 meters (8.20 feet);

thence along the following five (5) courses and distances:

- 1) N. 87°37'07" W. – 1.474 meters (4.84 feet);
- 2) S. 7°41'59" W. – 1.677 meters (5.50 feet);
- 3) S. 4°18'36" W. – 15.972 meters (52.40 feet);
- 4) S. 1°26'31" E. – 13.348 meters (43.79 feet);
- 5) S. 10°14'52" E. – 10.894 meters (35.74 feet) to GRANTOR'S southerly boundary line;

thence N. 88°45'18" W., along said southerly boundary line, a distance of 4.408 meters (14.46 feet); thence along the following five (5) courses and distances:

- 1) N. 8°10'19" W. – 11.275 meters (36.99 feet);
- 2) N. 2°47'09" W. – 6.123 meters (20.09 feet);
- 3) N. 0°36'33" E. – 12.182 meters (39.97 feet);
- 4) N. 2°39'33" E. – 11.609 meters (38.09 feet);
- 5) N. 8°14'27" E. – 4.671 meters (15.32 feet) to said GRANTOR'S northerly boundary line;

thence S. 88°45'18" E., along said northerly boundary line, a distance of 3.923 meters (12.87 feet) to the point of beginning; said parcel contains an area of 198.046 square meters (2,132 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.

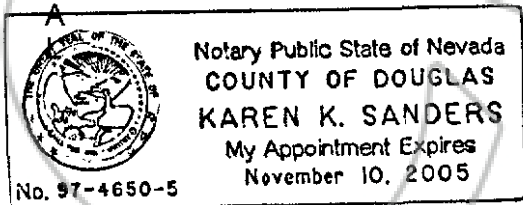
James Hilliard Nunnally II, Trustee February 2, 2005
James Hilliard Nunnally II, Trustee Date

Carolyn Marie Nunnally, Trustee 2-2-05
Carolyn Marie Nunnally, Trustee Date

STATE OF Nevada
Douglas County

On this 2nd day of February, 2005, personally appeared before me, the undersigned, a Notary Public in and for the County of Douglas State of Nevada, James Hilliard Nunnally II 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.



Karen K. Sanders

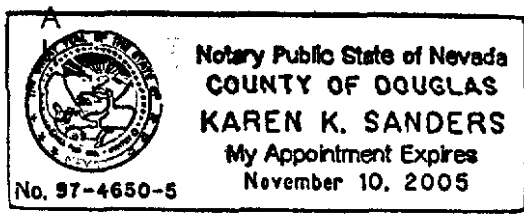
STATE OF Nevada
Douglas County

On this 2nd day of February, 2005 personally appeared before me, the undersigned, a Notary Public in and for the County of Douglas, State of Nevada. Carolyn Marie Nunnally 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.

Karen K. Sanders

S
E



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