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OFFICIAL RECORD

Requested By:

NEVADA/STATE OF

TRANSPORTATION DEPT

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 3 Fee: 0.00  
BK-1208 PG- 4337 RPTT: # 3

513

Ptn. of APN 1319-19-310-012

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

LEGAL DESCRIPTION PREPARED BY:  
HALANA D. SALAZAR  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

Project: PLH-0207(005)  
E.A.: 73194  
Parcel: S-207-DO-002.624PE

EASEMENT DEED

THIS DEED, made this 29th day of October, 2008, between James Richter, an unmarried man, 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 drainage and maintenance along a portion of State Route 207 in Douglas County, Nevada, upon, 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 Government Lot No. 2 of the SW 1/4 of Section 19, T. 13 N., R. 19 E., M.D.M., and further described as being a portion of Lot 13 of Block 1 shown on that certain Plat of KINGSBURY ESTATES UNIT NO. 1, filed for record as Document No. 16645, on September 26, 1960, in Book 1 of Maps, Records of Douglas County, Nevada and more fully described by metes and bounds as follows, to wit:

COMMENCING at a 2 inch steel pipe with Brass Cap marked "USGLOS 1939 S24 S19 S25 S30 T13" accepted as being the southwest corner of said Section 19, shown and delineated as a "G.L.O. BRASS CAP STAMPED T13N R18E R19E S24/S19/S25/S30 1939" on that certain RECORD OF SURVEY FOR U.S.F.S., filed for record on November 5, 1990 in Book 1190, Page 433, as Document No. 238109, in the Official Records of Douglas County, Nevada; thence N. 0°44'08" E., along the west line of said Section 19, a distance of 2,603.82 feet (record N. 00°02'27" W. - 2,604.12 feet per said Record of Survey) to a USGLO iron pipe accepted as being the west quarter corner of said Section 19, shown and delineated as a "G.L.O. BRASS CAP STAMPED 1/4 S24/S19 1939" on said Record of Survey; thence S. 21°52'42" E. a distance of 608.35 feet to the POINT OF BEGINNING; said point of beginning being the right or southerly right-of-way line of SR-207 (Kingsbury Grade), 40.00 feet right of and at right angles to Highway Engineer's Station "L" 145+57.83 P.O.T.; thence S. 31°13'12" E., along the northeasterly boundary line of said Lot 13, a distance of 6.01 feet; thence S. 56°30'58" W. a distance of 84.19 feet; thence S. 42°42'29" W., to the southeasterly boundary line of said Lot 13, a distance of 83.06 feet; thence N. 38°16'20" W., along said southwesterly boundary line, a distance of 20.52 feet to said southerly right-of-way line; thence from a tangent which bears N. 38°46'59" E., curving to the right along said right-of-way line, with a radius of 260.00 feet, through an angle of 23°00'10", an arc distance of 104.38 feet; thence N. 61°47'09" E., along said right-of-way line, a distance of 64.00 feet to the point of beginning; said parcel contains an area of 2,391 square feet (0.05 of an acre).

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.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

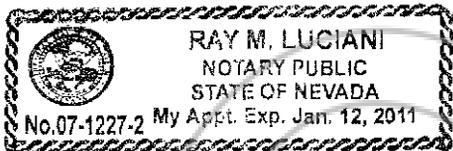
IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

James Richter 10/29/08  
JAMES RICHTER, Owner Date

STATE OF Nevada  
County of Douglas

On this 29 day of October, 2008, personally appeared before me, the undersigned, a Notary Public in and for the County of Washoe, State of Nevada, James Richter 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.

Ray M. Luciani