

OFFICIAL RECORD

Requested By:

NEVADA/DEPT OF

TRANSPORTATION

Douglas County - NV

Karen Ellison - Recorder

Page: 1 Of 3 Fee: 0.00

BK-0209 PG- 2658 RPTT: # 2



513

Ptn. of APN: 1319-19-310-009

✓ 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-002.695PE

EASEMENT DEED

THIS DEED, made this 6th day of January, 2009,
between Stuart Brinn and Deborah Wren, husband and wife, as Joint Tenants, 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 location, construction, and
maintenance of a cast in place concrete wall 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 10 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. $0^{\circ}44'08''$ E., along the west line of said Section 19, a distance of 2,603.82 feet (record N. $00^{\circ}02'27''$ 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. $50^{\circ}00'09''$ E. a distance of 593.09 feet to the POINT OF BEGINNING; said point of beginning being on 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" 148+36.72 P.O.T.; thence N. $35^{\circ}49'41''$ E. along said southerly right-of-way line, a distance of 94.00 feet; thence from a tangent which bears the last described course, curving to the right along said right-of-way line, with a radius of 160.00 feet, through an angle of $60^{\circ}56'00''$, an arc distance of 170.16 feet to the easterly boundary line of said Lot 10; thence S. $11^{\circ}37'32''$ E., along said easterly boundary line, a distance of 15.81 feet; thence along the following three (3) courses and distances:

- 1) N. $83^{\circ}14'19''$ W. - 4.99 feet;
- 2) from a tangent which bears the last described course, curving to the left, with a radius of 145.00 feet, through an angle of $60^{\circ}56'00''$, an arc distance of 154.21 feet;
- 3) S. $35^{\circ}49'41''$ W. - 92.89 feet to the westerly boundary line of said Lot 10;

thence N. $58^{\circ}23'40''$ W., along said westerly boundary line, a distance of 15.04 feet to the point of beginning; said parcel contains an area of 3,872 square feet (0.09 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.

Stuart Brinn 1/6/09
Stuart Brinn Date

Deborah Wren 1/6/09
Deborah Wren Date

STATE OF Ohio
County of Hamilton

On this 6th day of January, 2009, personally appeared before me, the undersigned, a Notary Public in and for the County of Hamilton, State of Ohio, Stuart Brinn and Deborah Wren personally known (or proved) to me to be the persons whose name is subscribed to the above instrument and who acknowledged to me that They 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.

William S. Abernethy, Jr.
Attorney at Law
Notary Public - State of Ohio
My commission has no expiration
C.O. Design 147.03 O.R.C.

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