

513  
Ptn. of APN 1319-19-310-007  
DO-1081089-LS  
AFTER RECORDING RETURN TO:  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
ATTN: STAFF SPECIALIST-ACQ  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 3 Fee: 0.00  
BK-0209 PG- 6168 RPTT: # 2



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-002.771PE

EASEMENT DEED

THIS DEED, made this 2nd day of Dec, 2008,  
between CLAUDIA SKAGGS, an unmarried woman, 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 drainage facility 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 8 of Block 1 shown on that certain plat of  
KINGSBURY ESTATES-UNIT NO. 1, filed for record as Document No. 016645, 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. 73°08'01" E. a distance of 896.82 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 measured radially from Highway Engineer's Station "L" 153+40.23 P.O.C.; thence from a tangent which bears S. 89°52'42" E., curving to the left along said southerly right-of-way line, with a radius 490.00 feet, through an angle of 12°51'44", an arc distance of 110.00 feet to the northeasterly corner of said Lot 8; thence S. 12°44'26" E., along the easterly boundary of said Lot 8, a distance of 15.00 feet; thence from a tangent which bears S. 77°15'33" W., curving to right with radius 505.00 feet, through an angle of 13°23'32", an arc distance of 118.04 feet; thence N. 17°26'28" E. a distance of 15.69 feet to the point of beginning; said parcel contains an area of 1,710 square feet (0.04 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 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 any heirs, successors and assigns forever.

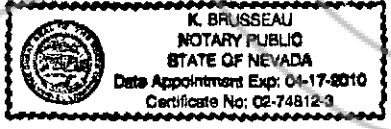
IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

Claudia Skaggs 12/22/08  
Claudia Skaggs Date

STATE OF Nevada  
County of Douglas

On this 22 day of December, 2008, personally appeared before me, the undersigned, a Notary Public in and for the County of Douglas, State of NEVADA, Claudia SKAGGS personally known (to) (proved) to me to be the person whose name is subscribed to the above instrument and who acknowledged to me that she executed the same freely and voluntarily and for the uses and purposes thereby mentioned.

S  
E  
A  
L



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

K. Brusseau

D08-40