

OFFICIAL RECORD

Requested By:

NORTHERN NEVADA TITLE CC

513

Ptn. of APN 1318-24-404-016

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

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BK-0409 PG- 5825 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-001.621PE

DO-1080995-L5

EASEMENT DEED

THIS DEED, made this 3rd day of December, 2008, between CHARLES BREWER, a married 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 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 the SE 1/4 of the SW 1/4 of Section 24, T. 13 N., R. 18 E., M.D.M., 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 WC S23 S24 S26 S25 T13NR18E" accepted as being the witness corner to the southwest corner of said Section 24, shown and delineated as a "G.L.O. BRASS CAP STAMPED T13NR18E S23/S24/S25/S26 1939 WC" on that certain RECORD OF SURVEY FOR U.S.F.S, filed for record on November 15, 1990 in Book 1190, Page 433, as Document No. 238109, in the Official Records of Douglas County, Nevada; thence S. 89°19'41" E., along the south line of said Section 24, a distance of 2,606.13 feet (record N. 89°51'27" E. – 2,605.32 feet per said Record of Survey) to a 1 inch steel pipe with Brass Cap marked "USGLOS 1939 1/4 S24 S25" accepted as being the south quarter corner of said Section 24, shown and delineated as a "G.L.O. BRASS CAP STAMPED 1/4 S24/S25 1939" on said Record of Survey; thence N. 36°49'37" W. a distance of 1,580.74 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" 94+05.45 P.O.T.; thence N. 29°56'23" E., along said southerly right-of-way line, a distance of 57.27 feet to the south 1/16 section line of said Section 24; thence S. 89°19'41" E., along said south 1/16 section line, a distance of 17.06 feet; thence S. 1°13'21" W. a distance of 53.21 feet; thence N. 85°09'02" W. a distance of 44.66 feet to the point of beginning; said parcel contains an area of 1,612 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.



CHARLES BREWER, Owner

12/3/08
Date



STATE OF Arizona
County of Maricopa

On this 3rd day of December, 2008, personally appeared before me, the undersigned, a Notary Public in and for the County of Maricopa, State of Arizona, Charles M. Gruel 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.

C. Jill Parker

COPIED

