

OFFICIAL RECORD

Requested By:

NORTHERN NEVADA TITLE CC

513

DO-1081072-LS  
Ptn. of APN 1319-19-310-011

Douglas County - NV  
Karen Ellison - Recorder

Page: 1 Of 3 Fee: 0.00  
BK-1009 PG- 3615 RPTT: # 2

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 *hms*  
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-002.652PE

EASEMENT DEED

THIS DEED, made this 24th day of October, 2008, between Sue L. Sanchez, a married woman as her 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 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 12 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 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" 145+57.83 P.O.T.; thence N. 61°47'09" E., along said southerly right-of-way line, a distance of 98.17 feet; thence from a tangent which bears the last described course, curving to the left along said right-of-way line, with a radius of 340.00 feet, through an angle of 7°38'28", an arc distance of 45.34 feet to the easterly boundary line of said Lot 12; thence S. 35°47'12" E. along said easterly boundary line, a distance of 6.00 feet; thence from a tangent which bears S. 54°08'45" W., curving to the right with a radius of 346.00 feet, through an angle of 7°38'24", an arc distance of 46.14 feet; thence S. 61°47'09" W., a distance of 97.85 feet to the westerly boundary line of said Lot 12; thence N. 31°13'12" W. along said westerly boundary line, a distance of 6.01 feet to the point of beginning; said parcel contains an area of 862 square feet (0.02 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.

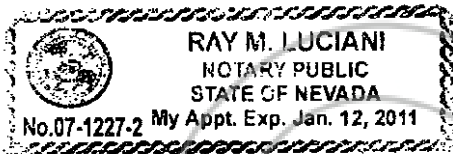
IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

Sue L Sanchez 10/24/08  
SUE L. SANCHEZ, Owner Date

STATE OF Nevada  
County of Douglas

On this 24th day of October, 2008, personally appeared before me, the undersigned, a Notary Public in and for the County of Washoe, State of Nevada, Sue L. Sanchez personally known (or 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.

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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.

[Signature]