

DOC # 767460  
07/23/2010 12:33PM Deputy: DW  
OFFICIAL RECORD  
Requested By:  
STEWART TITLE - CARSON  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: 18.00  
BK-710 PG-4238 RPTT: EX#002



**WHEN RECORDED MAIL TO:**

Anne Laura Wood  
Land Law Examiner  
USDA Forest Service  
Regional Office  
324 25<sup>th</sup> Street  
Ogden, UT 84401-2301

(J.M. Baker/Daggett Pass)

10314580K  
APN: 1319-00-002-035; 1319-00-002-036; 1319-00-002-037

**WARRANTY DEED**

**THIS WARRANTY DEED** is made this 14<sup>th</sup> day of July, 2010, between **THE TRUST FOR PUBLIC LAND**, a California non-profit public benefit corporation, hereinafter called **GRANTOR**, and the **UNITED STATES OF AMERICA**, hereinafter called **GRANTEE**.

**WITNESSETH:** That the said Grantor, for and in consideration of the sum of **SEVEN HUNDRED FIFTY THOUSAND and NO/100 DOLLARS (\$750,000.00)**, to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, under the provisions of the Federal Land Transaction Facilitation Act of July 25, 2000 (43 U.S.C. 2301; P.L. 106-248; 114 Stat. 613); the Nevada and Toiyabe National Forests Receipts Act of June 25, 1938 (S. 4136; Public, No. 748); and the Department of Agriculture Organic Act of August 3, 1956 (7 U.S.C. 428a; P.L. 84-979; 70 Stat. 1032), does by these presents grant, bargain, sell, convey, and confirm unto the said Grantee, and its successors and assigns, forever, all the certain lots, pieces, or parcels of land situate, lying, and being in the County of Douglas, State of Nevada, more particularly described as follows:

Mount Diablo Meridian

T. 13 N., R. 19 E.,  
Sec. 20, a parcel of land located in the E $\frac{1}{2}$ SW $\frac{1}{4}$  and the W $\frac{1}{2}$ SE $\frac{1}{4}$ , more particularly described as follows:

Parcels 1, 2, and 3, as set forth on the *Map of Division Into Large Parcels, LDA 09-004, for J.M. Baker Properties, L.P.*, filed in the Office of the Douglas County Recorder, State of Nevada, on September 1, 2009, Book 0909, page 0053, as Document No. 749986, and amended by that certain *Certificate of Amendment #2009.323*, recorded December 17, 2009, Book 1209, pages 3840-3843, as Document No. 0755672, Official Records of Douglas County, Nevada.

Containing 144.91 acres, more or less.

JTB 7-9-2010  
Checked as to price, acreage, description, and condition of property, and found to be correct.



**SUBJECT TO:**

1. That certain *Transcription of Handwritten Deed*, wherein Henry Vansickle, of Genoa, Douglas County, Party of the First Part, grants, bargains, sells, and conveys to Douglas County, Nevada, Party of the Second Part, the "Toll Road, Franchise and Toll Road Property, and right of way and road bed and appurtenances known as the Kingsbury and McDonald Toll Road." Said deed dated December 2, 1889, filed for record December 3, 1889, in Book H, page 283, Official Records of Douglas County, Nevada.
2. *Agreement and Grant of Easement*, dated August 6, 1964, between Frank H. Baker, et al., Grantors, and Southwest Gas Corporation, a California corporation, Grantee. Said Easement is for a right-of-way and easement 25 feet in width, together with the right to construct, maintain, and operate thereon a pipeline or pipelines with appurtenances for the transmission of natural gas and a road. Easement recorded September 18, 1964, as Instrument No. 26132, Book 26, pages 716-720, Official Records of Douglas County, Nevada.
3. That certain *Easement Deed*, dated February 15, 1971, between Franklin H. Baker, et al., Grantors, and the State of Nevada, Grantee, for a perpetual easement and right-of-way for the location, construction, and maintenance of a public highway. Said Easement Deed recorded March 18, 1971, as Instrument No. 51906, Book 85, pages 19-21, Official Records of Douglas County, Nevada.
4. *Easement Agreement*, dated August 2, 1971, between Franklin H. Baker, et al., First Party, and Douglas County Sewer Improvement District No. 1, a municipal corporation, Second Party, for a permanent easement and right-of-way, with reversionary rights, and for rights of ingress and egress, for the purpose of construction, and the right to service, maintain, and operate an underground sanitary sewer or reclaimed water line and valves, hydrants, and appurtenances. Said Easement Agreement recorded August 6, 1971, as Instrument No. 53805, Book 89, pages 494-496, Official Records of Douglas County, Nevada.

**ALSO** those terms, covenants, and agreements as set forth in the *Supplement to Easement Agreement*, dated May 3, 1972, between Franklin H. Baker, et al., First Parties, and Douglas County Sewer Improvement District No. 1, a municipal corporation, Second Party. Said Agreement recorded August 31, 1972, as Instrument No. 61457, Official Records of Douglas County, Nevada.

5. Terms, covenants, and agreements between Douglas County Sewer Improvement District No. 1, and the Round Hill General Improvement District, as set forth in the *Abstract of Modification to Joint Powers Agreement*, dated December 20, 1971, recorded February 3, 1972, as Instrument No. 57604, Book 96, pages 259-261, Official Records of Douglas County, Nevada.



6. *Agreement for Easement*, dated October 21, 1973, between Franklin H. Baker, et al., Grantors, and Sierra Pacific Power Company, a Nevada corporation, Grantee, for an easement for an electric transmission line and appurtenances. Said Easement recorded November 12, 1973, as Instrument No. 69950, Book 1173, pages 309-314, Official Records of Douglas County, Nevada.
7. Terms and provisions as contained in that certain *Agreement for Easement Deed*, dated February 15, 1971, between the County of Douglas, a political subdivision of the State of Nevada, and Franklin H. Baker, et al. Said Easement Deed recorded September 16, 1976, as Instrument No. 03265, Book 976, pages 843-846, Official Records of Douglas County, Nevada.
8. An easement, ten feet in width, for telephone, telegraph, and communication systems, as granted to Contel of California, a California corporation, by the Baker Family Trust, et al., Grantors, in that certain *Grant of Easement (Underground)*, dated May 1, 1991. Said Easement recorded June 11, 1991, as Instrument No. 252532, Book 691, pages 1366-1368, Official Records of Douglas County, Nevada.
9. A non-exclusive easement or right-of-way over and across the road known as Old Kingsbury Grade, as set forth in the *Agreement Between Adjoining Landowners for Common Use of Road Easement*, dated September 27, 2001, between Richard R. Tracy et ux., and J.M. Baker Properties, L.P., et al., recorded October 5, 2001, as Instrument No. 0524372, Book 1001, pages 1461-1471, Official Records of Douglas County, Nevada.
10. Easements, dedications, reservations, provisions, relinquishments, recitals, certificates, and any other matters provided for or delineated on the *Map of Division into Large Parcels, LDA 09-004 for J.M. Baker Properties, L.P.*, dated June 1, 2009, recorded September 1, 2009, as Document No. 749986, Book 0909, page 0053, Official Records of Douglas County, Nevada.

**ALSO** *Certificate of Amendment #2009.323*, dated December 2, 2009, recorded December 17, 2009, Book 1209, pages 3840-3843, as Document No. 0755672, Official Records, Douglas County, Nevada.

**TOGETHER WITH** all and singular the tenements, hereditaments, improvements, and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof.

**TO HAVE AND TO HOLD** all and singular the above-mentioned and described premises, together with the appurtenances, unto the said Grantee, and to its successors and assigns, forever.

The acquiring agency is the U.S. Department of Agriculture, Forest Service.





**EXCLUSIVE JURISDICTION STATEMENT**

This Statement is attached to the Warranty Deed from **THE TRUST FOR PUBLIC LAND**, a California non-profit public benefit corporation, **GRANTOR**, to the **UNITED STATES OF AMERICA**, **GRANTEE**.

The United States of America does not seek exclusive jurisdiction over the property described in this Warranty Deed.

*Jeanne A Evenden*

**JEANNE A. EVENDEN**  
Director of Lands  
USDA Forest Service  
Intermountain Region

*July 9, 2010*

**DATE**

**ACKNOWLEDGMENT**

STATE OF UTAH )  
 )ss  
COUNTY OF WEBER )

On this 9<sup>th</sup> day of July, 2010, before me, *Janet Thorsted* <sup>ST</sup> ~~Lori Blickfeldt~~, a Notary Public in and for Weber County, personally appeared **JEANNE A. EVENDEN**, Director of Lands, Intermountain Region, Forest Service, U.S. Department of Agriculture, the signer of the above Exclusive Jurisdiction Statement, who acknowledged to me that she executed said Statement by duly delegated authority.

*Janet Thorsted*  
Notary Public for the State of Utah  
Residing in ~~Layton, UT~~ *Uintah, UT* <sup>ST</sup>  
My Commission Expires ~~November 30, 2011~~ *2-25-2011* <sup>ST</sup>

