

When recorded return to  
the Grantee as follows:  
DOUGLAS COUNTY  
P.O. Box 218  
Minden, Nevada 89423

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 6 Fee: 19.00  
BK-0211 PG-4819 RPTT: # 2



A portion of A.P.N. 1320-32-501-004

The party executing this document hereby affirms  
that this document submitted for recording does  
not contain the social security number of a person  
or persons as required by NRS 239B.030.

RIGHT-OF-WAY DEED

THIS INDENTURE, made this 15<sup>th</sup> day of February, 2011, by and  
between, ZEROLENE PLACE, LLC, Nevada limited liability company, hereinafter referred to  
as "Grantor," and, DOUGLAS COUNTY, a political subdivision of the State of Nevada,  
hereinafter referred to as "Grantee".

WITNESSETH:

WHEREAS, the Grantor is the owners of that certain parcel of land located in  
Douglas County, Nevada generally described as Assessor's Parcel Numbers 1320-32-501-004  
("Property");

WHEREAS, Grantor agrees to provide certain easement rights to Grantee for  
right-of-way purposes on a portion of the Property;

NOW THEREFORE, the undersigned Grantor, for good and valuable  
consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell,  
convey, transfer and deliver unto Grantee, its successors and assigns, a right-of-way for the  
construction, installation, operation and maintenance of a public road and related

improvements over and across a portion of the Property more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein in the configuration and location depicted on the attached Exhibit "B", which is incorporated by this reference as if fully set forth herein. This right-of-way shall run with the land and shall be binding upon and shall inure to the benefit of the Grantee, its heirs, successors and assigns.

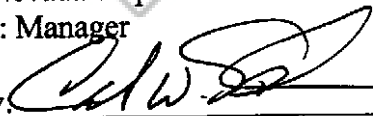
TO HAVE AND TO HOLD the said right-of-way unto the said Grantee and unto its successors and assigns forever.

IN WITNESS WHEREOF, the said Grantor has executed this instrument on the day and year first above written.

ZEROLENE PLACE, LLC,  
a Nevada limited liability company

By: Buckeye Property Management, LLC  
a Nevada limited liability company  
Its: Manager

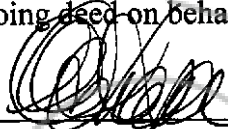
By: Edgewood Companies  
a Nevada corporation  
Its: Manager

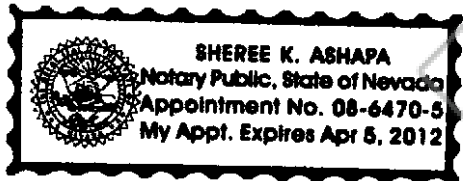
By:   
Name: Charles W. Scharer  
Title: President

*[Acknowledgement on Following Page]*

STATE OF NEVADA )  
 )  
 ) : ss.  
COUNTY OF Douglas )

On February 15, 2011, personally appeared before me, a notary public, Charles W. Chasen, personally known (~~or proved~~) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the President of EDGEWOOD COMPANIES, a Nevada corporation, and who further acknowledged to me that he executed the foregoing deed on behalf of said company.

  
\_\_\_\_\_  
NOTARY PUBLIC



0028-063-06  
Reprinted 03/03/2010  
07/26/2007  
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**EXHIBIT 'A'**  
**DESCRIPTION**  
**RIGHT-OF-WAY ACQUISITION**  
**(A.P.N. 1320-32-501-004)**

A parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at a 5/8" rebar with plastic cap stamped P.L.S. 11172 at the southeast corner of Adjusted A.P.N. 1320-29-000-007, Adjusted Parcel 43, as shown on that Record of Survey to Support a Boundary Line Adjustment for Alton A. and Susan L. Anker and Park Cattle Company as recorded in Book 0606, at Page 9503, as Document No. 678199, Office of the Recorder, Douglas County, Nevada, from which the East one-quarter corner (E $\frac{1}{4}$ ) of Section 32, T.13N., R.20E., M.D.M., bears South 25°14'20" East, 2,024.08 feet;

thence along the northerly right-of-way line of Zerolene Road, North 89°42'32" West, 1,027.99 feet;

thence South 11°21'34" East, 50.60 feet to a 5/8" rebar with plastic cap P.L.S. 6200 on the southerly right-of-way line of Zerolene Road as shown on that Record of Survey for Zerolene Place, LLC as recorded in Book 0707, at Page 1993, as Document No. 704627, Office of the Recorder, Douglas County, Nevada;

thence along said southerly right-of-way line, North 89°46'37" West, 344.90 feet;

thence continuing on said south line, North 89°45'14" West, 210.03 feet to the northwest corner of A.P.N. 1320-32-501-008 per said map, Document No. 704627, the POINT OF BEGINNING;

thence along the easterly line of A.P.N. 1320-32-501-004, South 30°44'41" East, 9.30 feet;

thence along a line 35.00 feet south of and parallel with the southerly right-of-way line of Zerolene Road, South 59°22'36" West, 120.82 feet;

thence along the arc of a curve to the left having a delta angle of 90°02'48", radius of 21.00 feet and an arc length of 33.00 feet;

thence, non-tangent to the preceding course, South 59°22'36" West, 1.74 feet to the easterly right-of-way line of U.S. Highway 395;

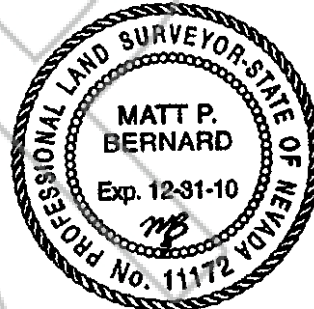
thence along said right-of-way line, North 30°37'24" West, 56.02 feet to the southerly right-of-way line of Zerolene Road;

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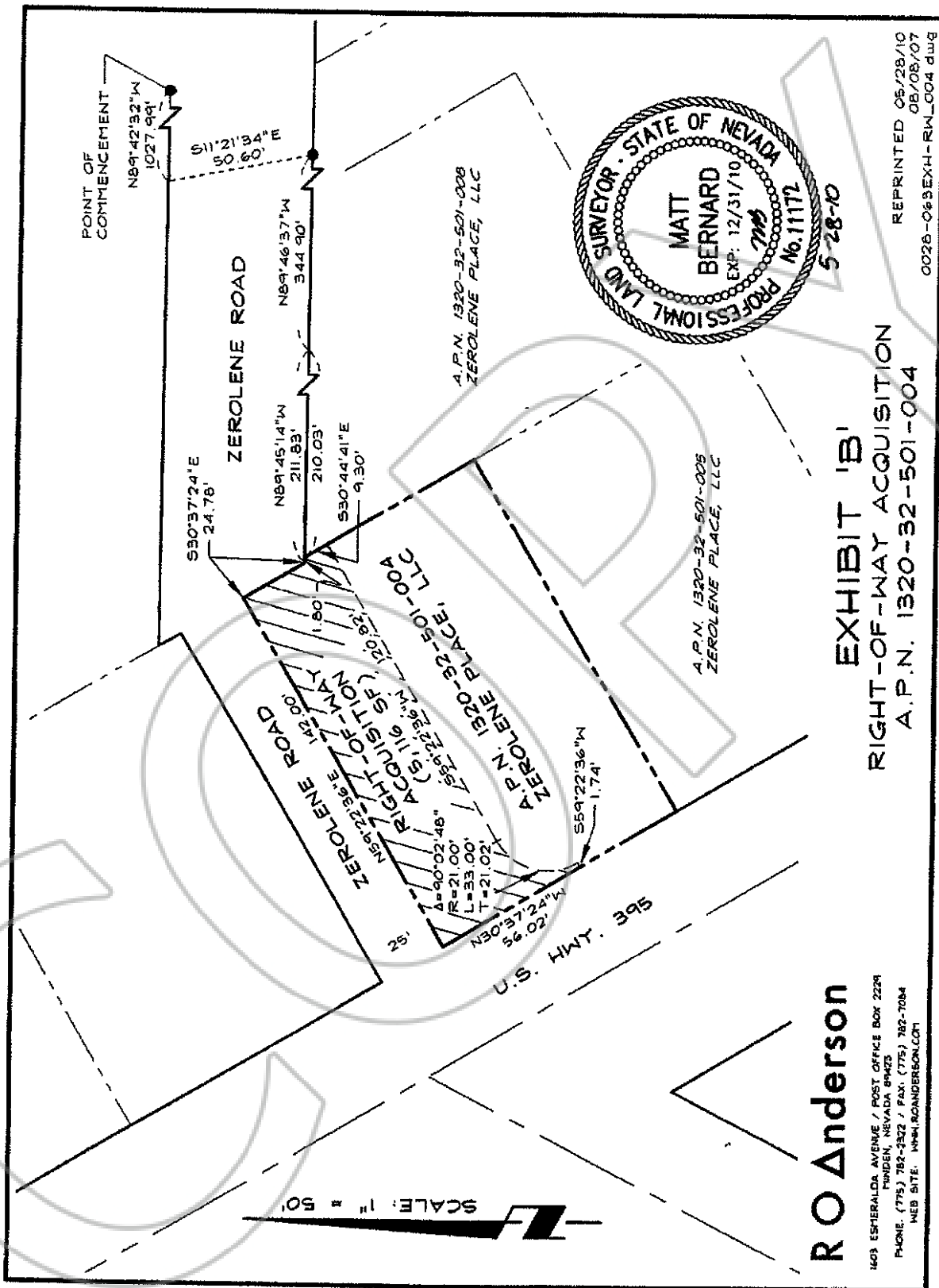
thence along said right-of-way line, North 59°22'36" East, 142.00 feet;  
thence South 30°37'24" East, 24.78 feet;  
thence South 89°45'14" East, 1.80 feet to the POINT OF BEGINNING, containing  
5,116 square feet, more or less.

The Basis of Bearing of this description is identical to that Record of Survey to Support  
a Boundary Line Adjustment for Alton A. and Susan L. Anker and Park Cattle Company,  
Document No. 678199.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2229  
Minden, Nevada 89423



5-28-10



**EXHIBIT 'B'**  
**RIGHT-OF-WAY ACQUISITION**  
**A.P.N. 1320-32-501-004**

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 08/08/07  
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