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Doc Number: **0817759**

02/06/2013 01:47 PM

OFFICIAL RECORDS

Requested By:  
TOWN OF GARDNERVILLE

APN 1220-10-101-003

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00  
Bk: 0213 Pg: 1585 RPTT # 2

Recording Requested by and  
Return Recorded Original to:

Town of Gardnerville  
1407 Highway 395 North  
Gardnerville, NV 89423



Deputy ar

### GRANT, BARGAIN AND SALE DEED

This Deed is made this 24<sup>th</sup> day of January 2013, between **SIERRA NEVADA SW ENTERPRISES, LTD.**, a Nevada limited liability company, (GRANTOR) and **THE TOWN OF GARDNERVILLE**, a political subdivision of the State of Nevada, (GRANTEE).


For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GRANTOR conveys to GRANTEE that real property located in Douglas County, Nevada and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all interests, privileges and easements appurtenant hereto, excepting therefrom any and all water rights and subject to that certain Grant of Access Easement recorded January 23, 2013 as Document No. 0816868 in the Official Records of Douglas County, Nevada.

The individual executing this Deed on behalf of each party and the partners, officers or trustees of each party, if any, have the legal power, right and actual authority to bind each party to the terms and conditions of these documents.

**SIERRA NEVADA SW ENTERPRISES, LTD.**, a Nevada limited liability company

By: **CORPORATE MANAGEMENT SERVICES, INC.**, a Nevada corporation

Its: **Manager**

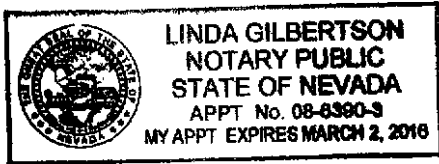
By   
**James S. Bradshaw,**  
**President**

State of Nevada

County of Carson City

The foregoing instrument was acknowledged before me this 24th day of January, 2013, by James S. Bradshaw, the President of Corporate Management Services, Inc., a Nevada corporation, as Manager of Sierra Nevada SW Enterprises, LTD., a Nevada limited liability company, on behalf of the limited liability company.

(Seal and Expiration Date)



Linda Gilbertson  
Notary Public

The Grant, Bargain and Sale Deed hereinabove set forth is accepted this 5th day of February, 2013, by duly taken action of the Gardnerville Town Board.

Ken Miller  
Ken Miller, Chair  
Gardnerville Town Board

ATTEST:

Thomas A. Dallaire  
By: THOMAS A. DALLAIRE  
Clerk to the Board

01/22/13  
0396-132  
Page 1 of 3

**EXHIBIT 'A'**  
**DESCRIPTION**  
**A.P.N. 1220-10-101-003**  
**REGIONAL DETENTION BASIN**

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land for Regional Detention Basin purposes located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

All that portion of Adjusted Parcel 3 per the Record of Survey to Support a Boundary Line Adjustment for Sierra Nevada SW Enterprises, Ltd. and Barry & Karla Jones filed for record December 27, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 815195 lying southerly of Carrick lane, Northerly of Grant Avenue, easterly of Service Drive and easterly of Adjusted Block 'B' Remainder per said Document No. 815195, more particularly described as follows;

**BEGINNING** at a point on the easterly boundary of said Adjusted Block 'B' Remainder, a found 5/8" rebar with plastic cap, PLS 6200;

thence along said easterly boundary of said Adjusted Block 'B' Remainder, North 05°55'25" West, 309.40 feet to a point on the easterly line of said Service Drive;

thence along said easterly line of Service Drive, North 14°52'30" East, 21.76 feet;

thence along the arc of a curve to the right, having a radius of 38.00 feet, central angle of 76°33'06" and arc length of 50.77 feet to a point on the southerly line of Carrick Lane;

thence along said southerly line of Carrick Lane the following courses:

South 88°34'24" East, 14.68 feet;

Along the arc of a curve to the right, having a radius of 38.00 feet, central angle of 05°05'39" and arc length of 3.38 feet;

Along the arc of a reverse curve to the left, having a radius of 230.00 feet, central angle of 11°25'02" and arc length of 45.83 feet;

North 85°06'13" East, 90.85 feet;

Along the arc of a curve to the right, having a radius of 220.00 feet, central angle of 50°08'51" and arc length of 192.55 feet;

South 44°44'56" East, 129.41 feet;

Along the arc of a curve to the right, having a radius of 60.00 feet, central angle of 88°02'35" and arc length of 92.20 feet to a point on the northerly line of said Grant Avenue;

01/22/13  
0396-132  
Page 2 of 3

thence along said northerly line of Grant Avenue the following courses:

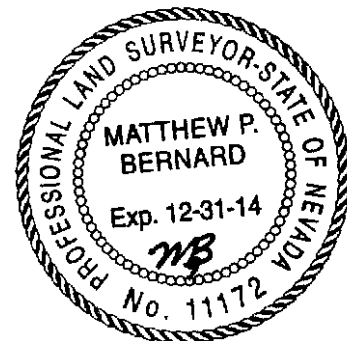
- South 43°17'39" West, 31.49 feet;
- South 45°15'04" West, 208.65 feet;
- Along the arc of a curve to the right, having a radius of 401.00 feet, central angle of 08°19'51" and arc length of 58.31 feet;
- Along the arc of a compound curve to the right, having a radius of 13.00 feet, central angle of 90°16'09" and arc length of 20.48 feet;
- North 36°08'56" West, 6.98 feet;
- South 61°24'52" West, 61.18 feet to a point on said easterly boundary of Adjusted Block 'B' Remainder;

thence along said easterly boundary of Adjusted Block 'B' Remainder the following courses:

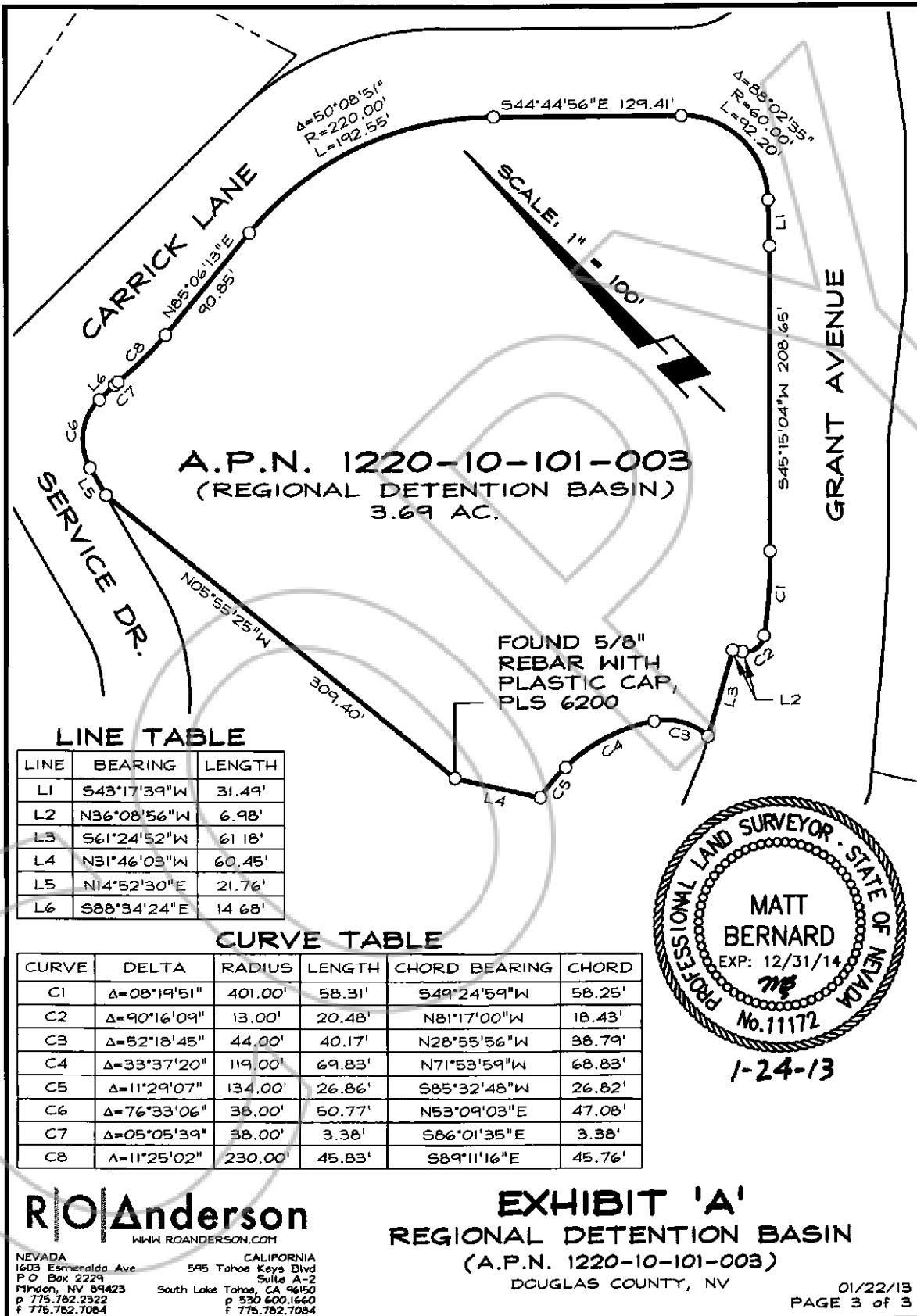
- Along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 44.00 feet, central angle of 52°18'45", arc length of 40.17 feet and chord bearing and distance of North 28°55'56" West, 38.79 feet;
- Along the arc of a compound curve to the left, having a radius of 119.00 feet, central angle of 33°37'20" and arc length of 69.83 feet;
- Along the arc of a compound curve to the left, having a radius of 134.00 feet, central angle of 11°29'07" and arc length of 26.86 feet;
- North 31°46'03" West, 60.45 feet to the POINT OF BEGINNING, containing 3.69 acres, more or less.

The Basis of Bearing of this description is South 44°45'21" East, the east right-of-way of U.S. Highway 395 as shown on the Record of Survey to Support a Boundary Line Adjustment for Barton Healthcare System, Park Cattle Company & Sierra Nevada SW Enterprises filed for record August 31, 2006 in said office of Recorder as Document No. 683421.

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



1-24-13



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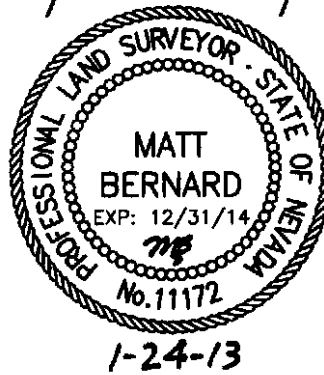
**A.P.N. 1220-10-101-003**  
 (REGIONAL DETENTION BASIN)  
 3.69 AC.

**LINE TABLE**

LINE	BEARING	LENGTH
L1	S43°17'39"W	31.49'
L2	N36°08'56"W	6.98'
L3	S61°24'52"W	61.18'
L4	N31°46'03"W	60.45'
L5	N14°52'30"E	21.76'
L6	S88°34'24"E	14.68'

**CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	Δ=08°19'51"	401.00'	58.31'	S49°24'59"W	58.25'
C2	Δ=90°16'09"	13.00'	20.48'	N81°17'00"W	18.43'
C3	Δ=52°18'45"	44.00'	40.17'	N28°55'56"W	38.79'
C4	Δ=33°37'20"	119.00'	69.83'	N71°53'59"W	68.83'
C5	Δ=11°29'07"	134.00'	26.86'	S85°32'48"W	26.82'
C6	Δ=76°33'06"	38.00'	50.77'	N53°09'03"E	47.08'
C7	Δ=05°05'39"	38.00'	3.38'	S86°01'35"E	3.38'
C8	Δ=11°25'02"	230.00'	45.83'	S89°11'16"E	45.76'



**RO Anderson**  
 WWW.ROANDERSON.COM

**EXHIBIT 'A'**  
 REGIONAL DETENTION BASIN  
 (A.P.N. 1220-10-101-003)  
 DOUGLAS COUNTY, NV

NEVADA  
 1603 Esmeralda Ave  
 P O Box 2229  
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 p 775.782.2322  
 f 775.782.7084

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 595 Tahoe Keys Blvd  
 Suite A-2  
 South Lake Tahoe, CA 96150  
 p 530.600.1660  
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