

Doc Number: **0825767**

06/21/2013 10:47 AM

OFFICIAL RECORDS

Requested By:

DC/COMMUNITY DEVELOPMENT

Assessor's Parcel Number: 1220-10-701-011 (portions of);
1120-11-001-062 (portions of); 1220-11-002-017 (portions of)

Date: JUNE 21, 2013

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Recording Requested By:

Page: 1 of 11 Fee: \$ 0.00

Bk: 0613 Pg: 5529 RPTT # 2



Deputy: sd

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A

**PUBLIC ROAD RIGHT-OF-WAY
GRANT, BARGAIN, SALE DEED #2013.116**

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

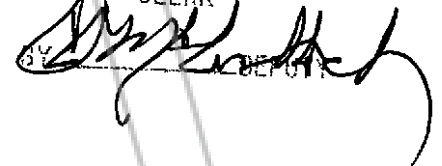
This cover page must be typed or legibly hand printed.

FILED

NO: 2013-116

2013 JUN 21 AM 8:45

TED THRAN
CLERK



APN: 1220-10-701-011
1220-11-001-062
1220-11-002-017

When Recorded, Mail to:

T. Scott Brooke, Esq.
Brooke • Shaw • Zumpft
Post Office Box 2860
Minden, NV 89423

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

BK : 0613
PG : 5530
6/21/2013

**PUBLIC ROAD RIGHT-OF-WAY
GRANT, BARGAIN, SALE DEED**

This Deed is made this 15th day of ~~January~~ ^{February}, 2013, between JAMES J. "BUTCH" PERI, an individual, hereinafter referred to as "GRANTOR"; and DOUGLAS COUNTY, a political subdivision of the State of Nevada, hereinafter referred to as "GRANTEE".

GRANTOR and GRANTEE entered into a Development Agreement dated January 7, 2010 recorded on February 11, 2010, as Document No. 0758521, Book 0210, Page 2223, and Douglas County Ordinance No. 2009-1302.

Pursuant to the Development Agreement, and sections 4.2 and 4.3 hereof, the GRANTOR, for good and valuable consideration, the receipt of which is acknowledged, does by these presents, grant, bargain, sell and convey unto the GRANTEE, its agents, employees, successors and assigns forever, all of its right, title, and interest in and to the real property situated in Douglas County, Nevada as described in Exhibit "A" attached and incorporated by reference, together with all and singular tenements, and appurtenances belonging to or in anyway pertaining to the property.

This grant is additional to that Public Road Right of Way and Public Utility Easement granted pursuant to Document Number 763460 recorded at Book 0510, Page 2112.

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This grant is for the purpose of a public road right-of-way and public utility easement, and is more particularly described in the attached Exhibit "A". This grant is more particularly depicted on the Record of Survey recorded contemporaneously herewith.

"GRANTOR"

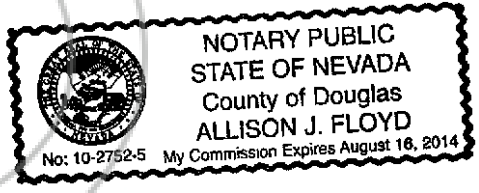
By: James J. Butcher Perri
Name: JAMES J. "BUTCH" PERI
Title: Owner

STATE OF NEVADA
COUNTY OF Douglas } ss:

On 15 Jan January, 2013, before me, personally appeared JAMES J. "BUTCH" PERI, personally known to me or proven to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.


Allison J. Floyd
Notary Public



COUNTY OF DOUGLAS

A political subdivision of the State of Nevada

"GRANTEE"

By:  _____

Name: Greg Lynn

Title: Chairman, Douglas County Board of Commissioners

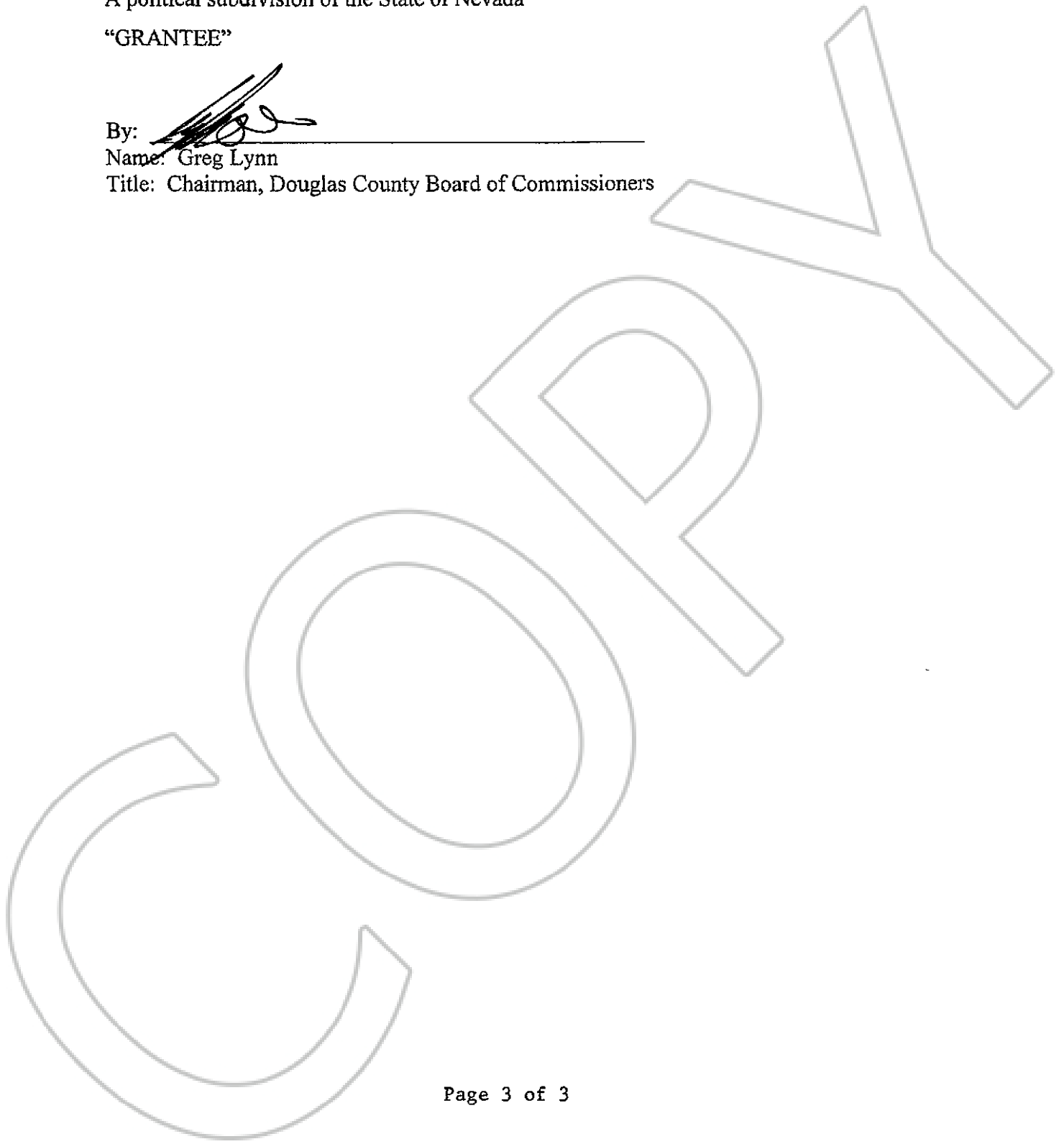


EXHIBIT "A"

COPY

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DESCRIPTION
~~DEED OF DEDICATION~~
PUBLIC ROAD RIGHT-OF-WAY AND PUBLIC UTILITY EASEMENT
PERI ENTERPRISES, LLC
(OVER A.P.N.'S 1220-10-701-011, 1220-11-001-062, 1220-11-002-017
AND PORTIONS OF EXISTING PINENUT ROAD)

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

A strip of land for public road right-of-way & public utility purposes located within a portion of Sections 10 & 11, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwest corner of A.P.N. 25-160-31 as shown on the Record of Survey for BDB Enterprises, LLC filed for record January 22, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 430943, said point falls on the easterly right-of-way line of U.S. Highway 395;

thence along said easterly right-of-way line of U.S. Highway 395 the following courses:

- North 41°33'35" West, 85.16 feet;
- North 45°06'36" West, 52.91 feet;
- North 44°35'21" West, 231.01 feet;
- North 44°45'21" West, 345.58 feet;

Along the arc of a curve to the right, having a radius of 50.00 feet, central angle of 23°32'23" and arc length of 20.54 feet to a point which the future right-of-way line of Muller Parkway intersects said easterly right-of-way line of U.S. Highway 395, the POINT OF BEGINNING;

thence continuing along said easterly right-of-way line of U.S. Highway 395, along the arc of a curve to the right, having a radius of 50.00 feet, central angle of 66°27'37" and arc length of 58.00 feet to a point on the easterly right-of-way line of Muller Parkway as granted to Douglas County per that certain Grant Deed filed for record May 12, 2010 in said office of Recorder as Document No. 763460;

thence along said easterly right-of-way line of Muller Parkway the following courses:

- North 45°14'39" East, 387.34 feet;
- Along the arc of a curve to the left, having a radius of 1052.50 feet, central angle of 31°04'29" and arc length of 570.83 feet;

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North 14°10'10" East, 209.33 feet;
Along the arc of a curve to the right, having a radius of 200.00 feet, central angle of 66°04'35" and arc length of 230.65 feet to a point on the southerly right-of-way line of Pinenut Road per said Document No. 763460;

thence along said southerly right-of-way line of Pinenut Road the following courses:

North 80°14'45" East, 105.18 feet;
North 83°31'32" East, 118.68 feet;
Along the arc of a curve to the right, having a radius of 725.00 feet, central angle of 05°48'00", and arc length of 73.39 to a point which said future right-of-way line of Muller Parkway intersects said Pinenut Road;

thence along said future right-of-way line of Muller Parkway the following courses:

South 81°29'30" West, 300.78 feet;
Along the arc of a curve to the left, having a radius of 175.00 feet, central angle of 66°02'48" and arc length of 201.73 feet;
South 15°26'42" West, 198.30 feet;
South 16°39'00" West, 101.56 feet;
South 20°16'16" West, 78.10 feet;
Along the arc of a curve to the right, having a radius of 760.50 feet, central angle of 05°25'17" and arc length of 71.96 feet;
Along the arc of a compound curve to the right, having a radius of 1052.50, central angle of 20°02'59" and arc length of 368.30 feet;
South 45°14'39" West, 389.11 feet;
Along the arc of a curve to the left, having a radius of 20.50 feet, central angle of 89°16'08" and arc length of 31.94 feet;
South 47°22'22" West, 5.59 feet to the POINT OF BEGINNING, containing 13,876 square feet or 0.32 acres, more or less.

TOGETHER WITH:

A strip of land for public road right-of-way & public utility purposes located within a portion of Section 11, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the most northwesterly corner of Adjusted Parcel 3 as shown on the Record of Survey to Support a Boundary Line Adjustment for Peri Enterprises, LLC filed for record October 19, 2005 in the office of Recorder, Douglas County, Nevada in Book

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1005, at Page 8587, as Document No. 658211, also being the northwesterly terminus of said Muller Parkway as described in that certain Grant Deed between Peri Enterprises, LLC and Douglas County filed for record May 12, 2010 in said office of Recorder in Book 510, at Page 2112, as Document No. 763460;

thence along said terminus of Muller Parkway, Document No. 763460, North 29°02'43" East, 109.34 feet to the northeasterly terminus of said Muller Parkway;
thence along the easterly right-of-way line of said Muller Parkway, the following courses:

South 44°45'21" East, 432.08 feet;
Along the arc of a curve to the right, having a radius of 1052.50 feet, central angle of 19°40'39", and arc length of 361.47 feet;
South 25°04'42" East, 204.30 feet to a point which said future right-of-way line of Muller Parkway intersects said Muller Parkway, the POINT OF BEGINNING;

thence along said future right-of-way line of Muller Parkway and the future right-of-way line of Pinenut Road the following courses:

South 37°02'19" East, 43.34 feet;
Along the arc of a curve to the left, having a radius of 120.00 feet, central angle of 58°14'19", and arc length of 121.97 feet;
North 84°43'22" East, 289.47 feet to a point on the northerly right-of-way line of Pinenut Road per said Document No. 763460;

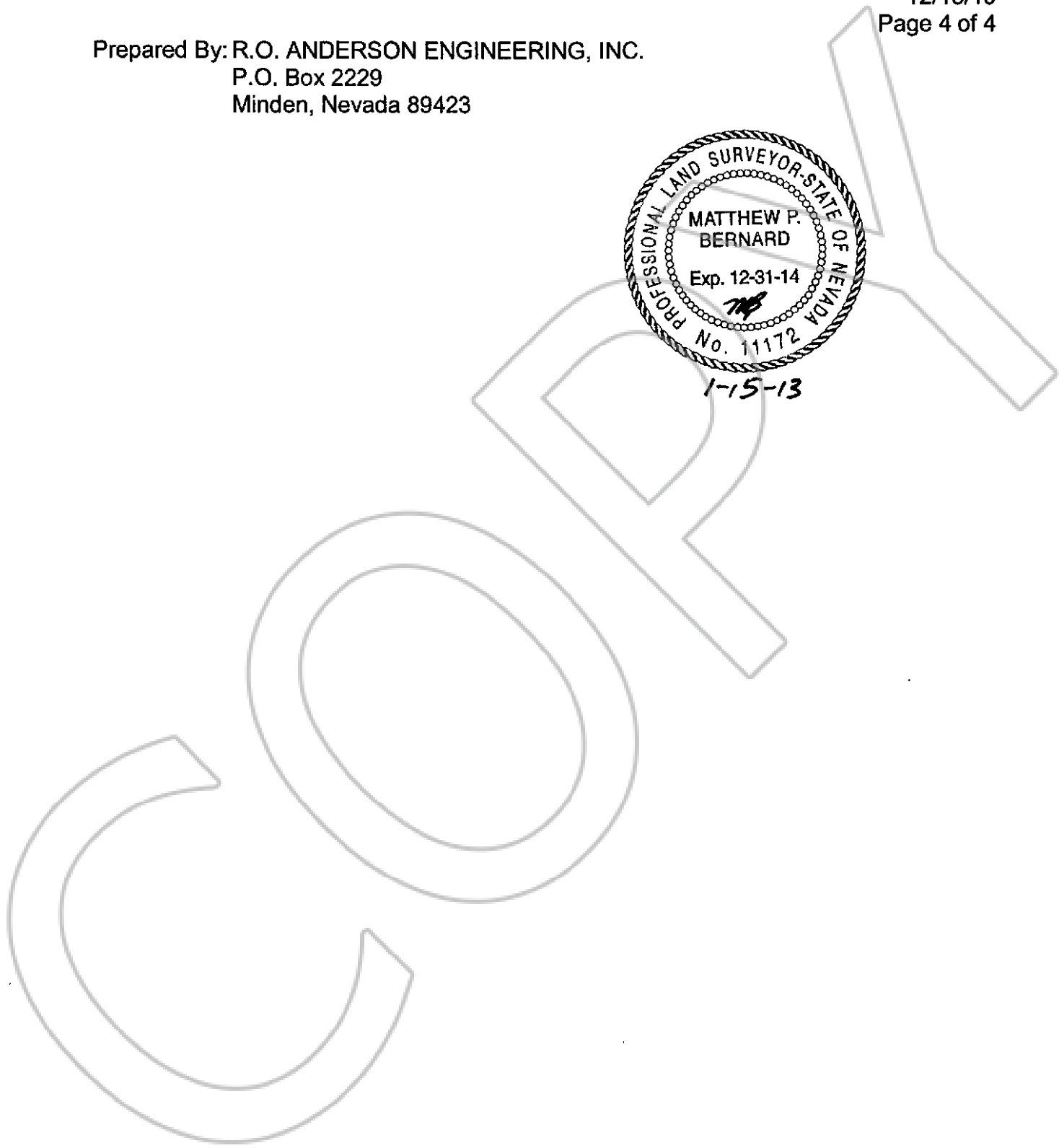
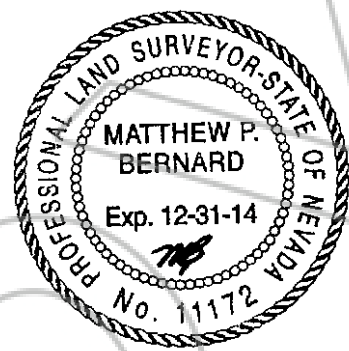
thence along said northerly right-of-way line of Pinenut Road and said easterly right-of-way line of Muller Parkway the following courses:

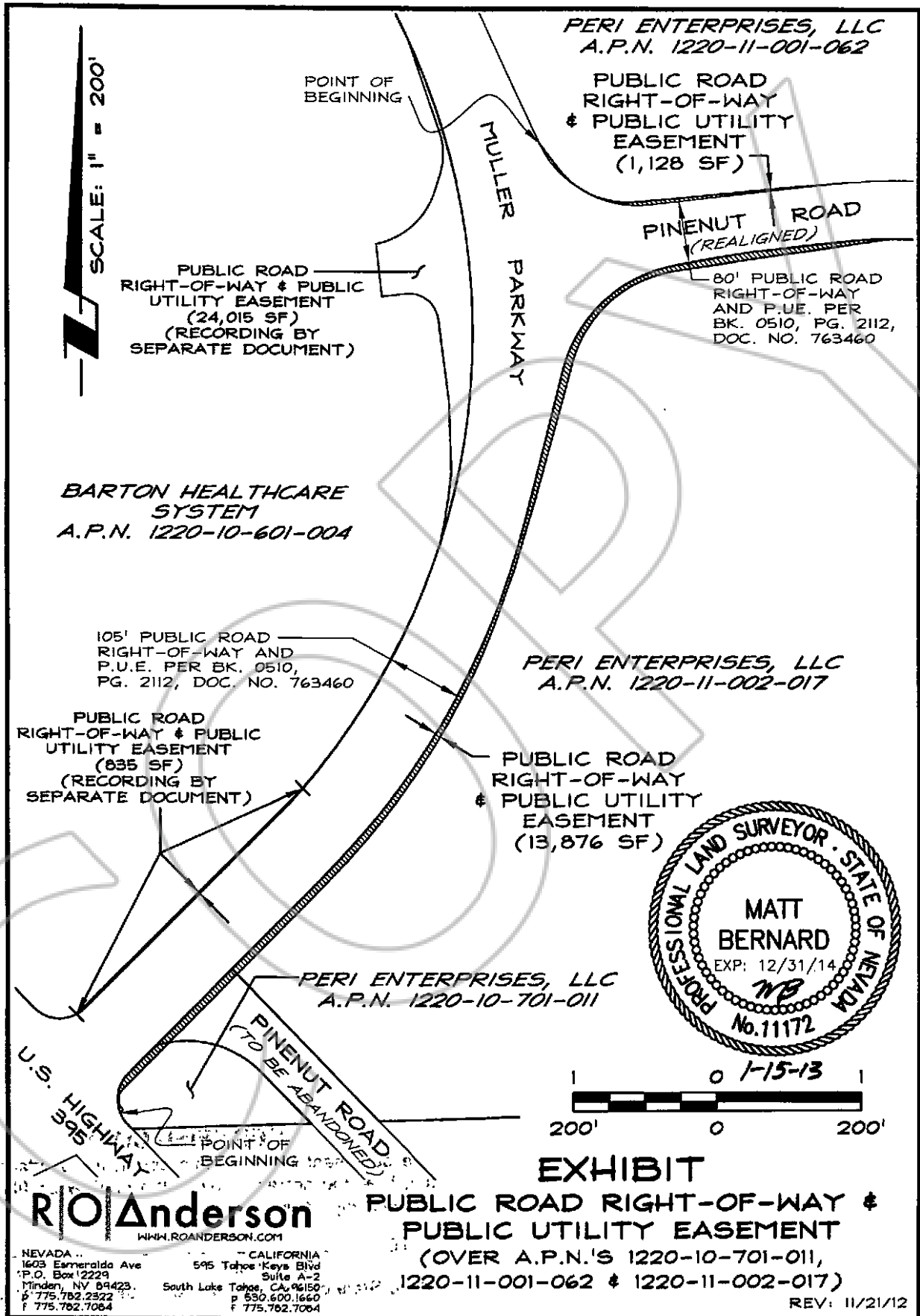
Along the arc of a curve to the left, having a radius of 805.00 feet, central angle of 01°11'50", and arc length of 16.82 feet;
South 83°31'32" West, 253.28 feet;
Along the arc of a curve to the right, having a radius of 150.00 feet, central angle of 71°23'46", and arc length of 186.91 feet to the POINT OF BEGINNING, containing 1,128 square feet or 0.03 acres, more or less.

The Basis of Bearing of this description is South 44°45'21" East, the easterly right-of-way line 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.

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





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RO Anderson
WWW.ROANDERSON.COM

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F 775.782.7084

CALIFORNIA
595 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
P 530.600.1660
F 775.782.7084

COPY

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and on record in my office.

DATE: June 21, 2013
TRIPSON Clerk of the 9th Judicial District Court
of the State of Nevada, in and for the County of Douglas.

By [Signature] Deputy