

509

Ptn. of APN: 1318-10-301-009
1318-10-301-008.

Project: 050-DO-22580

W.O.: 22580

Parcel: U-050-DO-003.855PE

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
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

DEED OF GIFT OF EASEMENT

This DEED OF GIFT made this 20 day of JULY, 2012,
between Harvey Jay Freeman Trustee of the Harvey Jay Freeman Revocable Trust dated
July 29, 2008 and Sharla Freeman Trustee of the Sharla Freeman Revocable Trust dated
July 29, 2008, hereinafter called DONORS, and the STATE OF NEVADA, acting by and
through its Department of Transportation, hereinafter called DONEE,

WITNESSETH:

That said DONOR(S), do by these presents give, alienate, convey and confer unto said
DONEE, its successors and assigns forever, a permanent easement and right-of-way for the
location, construction, and maintenance of a Weather Information Facility and Utilities all that
certain real property situate, lying and being in the County of Douglas, State of Nevada and
more particularly described as being a portion of SW1/4 of Section 10, T. 13 N., R. 18 E.,
M.D.M., and further described as a portion of TRACT 1 and TRACT 2, shown on RECORD OF
SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR FALCON CAPITAL
recorded on March 26, 2004 in Book 304, Page 13269 as Document No. 608522, and more fully
described by metes and bounds as follows:

COMMENCING at a GLO Brass Cap stamped 1/4 S10 S15,
accepted as being the quarter corner common to Sections 10 and 15,
shown and delineated as a "2-1/2 INCH BRASS CAP MONUMENT ON
1" IRON PIPE" on that certain Record of Survey, filed on July 26, 1993,
as Instrument No. 313400, of Douglas County, Nevada; thence
N. 33°55'56" W. a distance of 2,215.75 feet to the POINT OF
BEGINNING; said point of beginning described as being a point on the
southerly right-of-way line of US-50, 39.93 feet right of and measured

radially from Highway Engineer's Station "P"92+43.16 P.O.C.; thence from a tangent which bears N. 80°10'18" E., curving to the left along said right-of-way line, with a radius of 590.00 feet, through an angle of 1°28'55", an arc distance of 15.26 feet; thence along the following six (6) courses and distances:

- 1) S. 0°00'00" E. - 14.04 feet;
 - 2) S. 90°00'00" W. - 1.19 feet;
 - 3) S. 9°52'40" W. - 102.50 feet;
 - 4) N. 80°07'20" W. - 15.00 feet;
 - 5) N. 9°52'40" E. - 108.15 feet;
 - 6) N. 0°00'00" E. - 3.10 feet to the point of beginning;
- said parcel contains an area of 1,713 square feet (0.04 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.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 02, 2011, IN BOOK 1211, PAGE 412, AS INSTRUMENT NO. 793593.

EXCEPTING THEREFROM any and all water rights appurtenant to said parcel.

The undersigned DONORS further covenant and agree for themselves, their heirs, executors, administrators, successors and assigns as follows, to wit:

To waive and hereby do waive, with full knowledge that a Weather Information Facility and Utilities 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 and adjacent lands and property of the DONORS by reason of the location, construction, landscaping and maintenance of said highway and appurtenances in said location.

IN WITNESS WHEREOF, the said DONORS have hereunto set their hands the day and year first above written.

Harvey Jay Freeman Trustee of the Harvey Jay Freeman Revocable Trust dated July29, 2008 and Sharla Freeman Trustee of the Sharla Freeman Revocable Trust dated July29, 2008

By: [Signature] 7-20-12
Harvey Jay Freeman Trustee Date

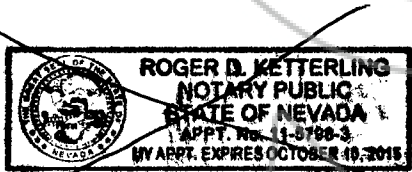
By: [Signature] 7/20/12
Sharla Freeman Trustee Date

If signer shall be a corporation, trust, partnership or other unnatural person, an authorized person must sign on behalf of the signer. The agreement must be executed by the person approved by the bylaws, articles, or a certified, stamped copy of a resolution of the board of directors as provided with the executed agreement.

State of Nevada
County of Douglas

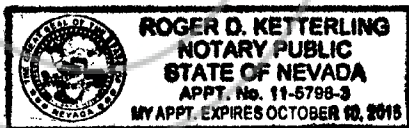
This instrument was acknowledged before me on July 20, 2012 by HARVEY JAY FREEMAN

S
E
A
L



[Signature]
(Signature of notarial officer)

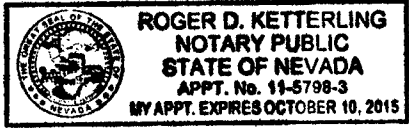
(Title and rank (optional))



State of Nevada
County of Douglas

This instrument was acknowledged before me on July 20, 2010 by
SHARRA FREEMAN

S
E
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R. D. Ketterling
(Signature of notarial officer)

(Title and rank (optional))

C O P Y

EXHIBIT "A"

The land referred to in this Commitment is situated in the County of Douglas, State of Nevada and is described as follows:

PARCEL NO. 1;

BEING A PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 81 OF ZEPHYR KNOLLS NUMBER 4, FILED FOR RECORD ON OCTOBER 14, 1957 AS DOCUMENT NO. 012699;

THENCE NORTH 24°06'00" WEST 70.29 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 320 FEET, A CENTRAL ANGLE OF 31°09'00", AND AN ARC LENGTH OF 173.97 FEET;

THENCE NORTH 55°15'00" WEST 58.12 FEET;

THENCE NORTH 20°42'00" EAST 322.17 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 50;

THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE SOUTH 84°29'45" EAST 170.32 FEET;

THENCE ALONG A TANGENT CURVE TO THE LEFT WITH A RADIUS OF 590 FEET, CENTRAL ANGLE OF 13°10'52", AND AN ARC LENGTH OF 135.73 FEET;

THENCE SOUTH 28°15'15" EAST 513.06

THENCE SOUTH 82°11'09" WEST 480.08 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO SHOWN AS TRACT 1 OF RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR FALCON CAPITAL, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON MARCH 26, 2004 AS FILE NO. 608522 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 02, 2011, IN BOOK 1211, PAGE 412, AS INSTRUMENT NO. 793593.

PARCEL NO. 2;

LOT 44, AS SHOWN ON THE AMENDED PLAT OF ZEPHYR KNOLLS UNIT NO. 2, FILED FOR RECORD ON JULY 5, 1959 AS DOCUMENT NO. 12415 AND THAT PORTION OF SECTION 10, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1318-10-301-008
- b) _____
- c) _____
- d) _____

2. Type of Property

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other Easement

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$4,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$4,000.00
- d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 2
- b. Explain reason for exemption: Government agency taking title

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature: [Signature]

Capacity: [Signature]

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Harvey Jay Freeman Revocable
Print Name: Trust
Address: 6 The Oaks Drive
City: Ashland
State: KY Zip: 41101

Nevada Department of
Print Name: Transportation
Address: 1263 South Stewart Street
City: Carson City
State: NV Zip: 89712

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2430761 R/Rt
State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)