

APN: 1318-22-002-106
& 1318-22-002-105
01500252CR -
Recorder, please return to:
Kingsbury General Improvement District
P.O. Box 2220 Stateline, NV 89449

EASEMENT QUITCLAIM DEED

THIS EASEMENT QUITCLAIM DEED is made and delivered this 20 day of May, 2015 ("Effective Date") by and from **Kingsbury General Improvement District**, a Nevada municipal corporation ("GRANTOR"), to the **BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION on behalf of the University of Nevada, Reno** ("GRANTEE"), as follows:

WITNESSETH, That Grantor, for and in consideration of the sum of TEN DOLLARS AND NO CENTS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, has remised, released, sold and quitclaimed, and by these presents does hereby remise, release, sell and quitclaim unto Grantee, its successors and assigns, forever, all the right, title, interest, claim and demand, if any, which Grantor has in and to the following described real property, together with improvements, if any, situate, lying and being in the County of Douglas, and State of Nevada to-wit:

A portion of that certain 20 foot wide Water Line Easement as described in Grant of Easement Document Number 464592, Book 399, Page 7207 of the Official Records of Douglas County, Nevada situate within the South One-half (1/2) of Section 22, Township 13 North, Range 18 East, Mount Diablo Meridian the side lines of which lying 10 feet each side of and measured at right angles to the following described center line:

Commencing at the Southeast Corner of Parcel 1 of Record of Survey Number 725649 of the Official Records of Douglas County, Nevada; thence North 56°48'26" West a distance of 853.09 feet to the True Point of Beginning; thence North 29°02'41" East a distance of 161.50 feet; thence North 37°51'32" East a distance of 213.56 feet to the Point of Terminus of this description.

Containing 7573 square feet of land more or less.

See Exhibit Map A-1 attached hereto and made a part of this description by reference.

The basis for bearings for this description being the NAD83/94 Nevada State Plane Coordinate System West Zone.

SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN BY THIS REFERENCE

To HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of Grantor, either in law or equity, to the only proper use, benefit and behalf of Grantee, its successors and assigns forever.

EXECUTED on this 3rd day of April, 2015.

GRANTOR:

KINGSBURY GENERAL IMPROVEMENT DISTRICT

Cameron McKay
Cameron McKay, General Manager
Kingsbury General Improvement District
P.O. Box 2220 Stateline, NV 89449
Ph: 775-588-3548

3/23/15
Date

ACKNOWLEDGEMENT

STATE OF NEVADA)
)ss
COUNTY OF)

The above instrument was acknowledged before me on this 23rd day of March, 2015 by Cameron McKay on behalf of the Kingsbury General Improvement District.

[Signature]
Notary Public

BRANDY JOHNS
Notary Public, State of Nevada
Appointment No. 08-6049-5
My Appt. Expires March 1, 2016

EXHIBIT A
ABANDONMENT OF A PORTION OF
20' WATER LINE EASEMENT, DOCUMENT NUMBER 464592
LEGAL DESCRIPTION

A portion of that certain 20 foot wide Water Line Easement as described in Grant of Easement Document Number 464592, Book 399, Page 7207 of the Official Records of Douglas County, Nevada situate within the South One-half (1/2) of Section 22, Township 13 North, Range 18 East, Mount Diablo Meridian the side lines of which lying 10 feet each side of and measured at right angles to the following described center line:

Commencing at the Southeast Corner of Parcel 1 of Record of Survey Number 725649 of the Official Records of Douglas County, Nevada; thence North 56°48'26" West a distance of 853.09 feet to the **True Point of Beginning**; thence North 29°02'41" East a distance of 161.50 feet; thence North 37°51'32" East a distance of 213.56 feet to the **Point of Terminus** of this description.

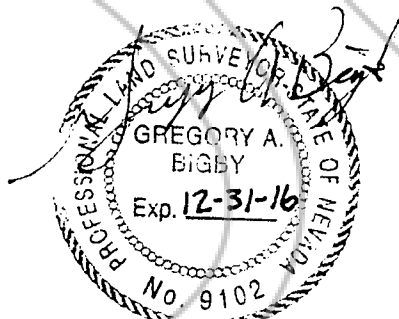
Containing 7573 square feet of land more or less.

See Exhibit Map A-1 attached hereto and made a part of this description by reference.

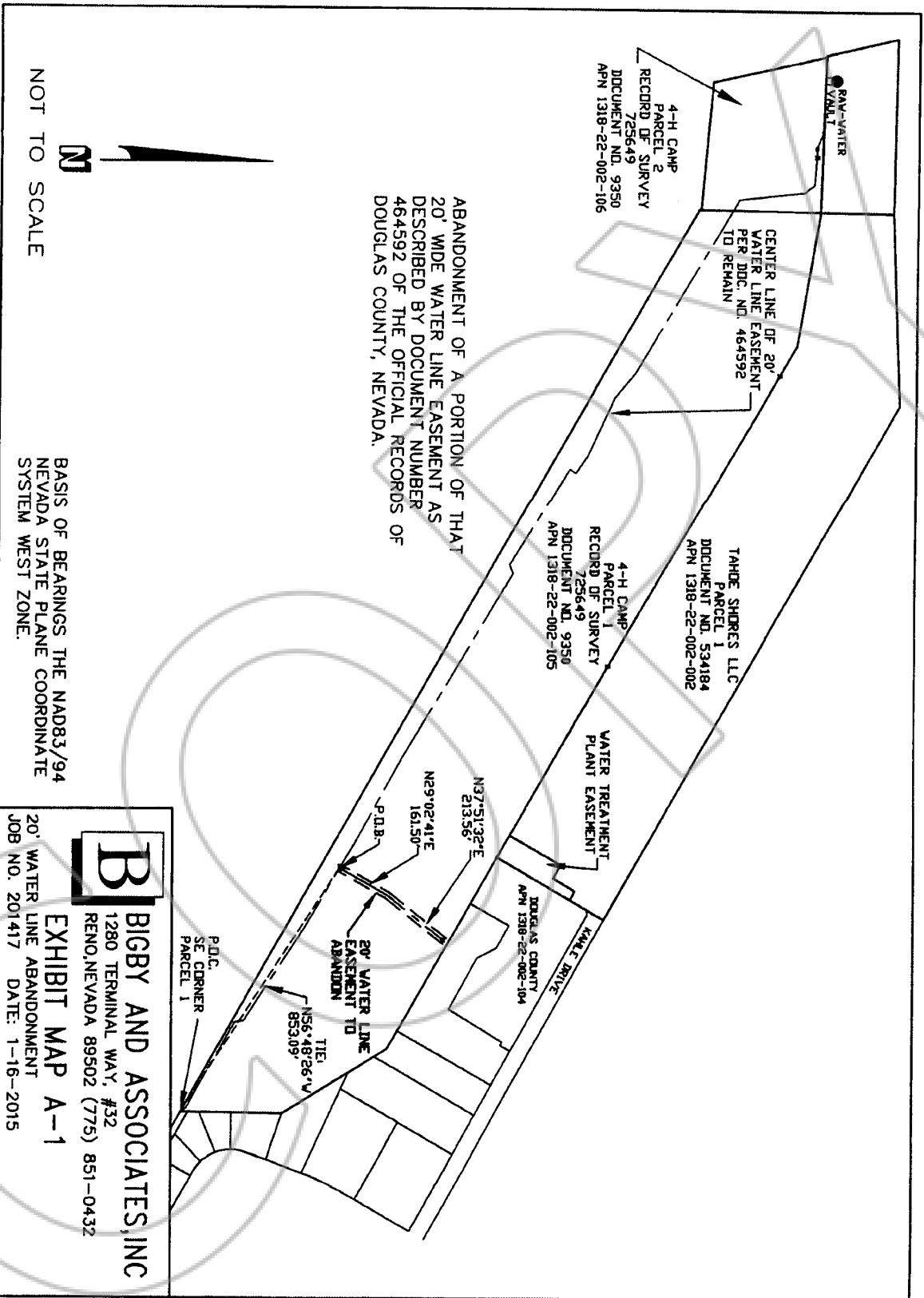
The basis of bearings for this description being the NAD83/94 Nevada State Plane Coordinate System West Zone.

Prepared by;

Gregory A. Bigby, PLS 9102
Bigby and Associates, Inc.
1280 Terminal Way #32
Reno, Nevada 89502



1-16-2015



ABANDONMENT OF A PORTION OF THAT
 20' WIDE WATER LINE EASEMENT AS
 DESCRIBED BY DOCUMENT NUMBER
 464592 OF THE OFFICIAL RECORDS OF
 DOUGLAS COUNTY, NEVADA.

NOT TO SCALE



BASIS OF BEARINGS THE NAD83/94
 NEVADA STATE PLANE COORDINATE
 SYSTEM WEST ZONE.

B BIGBY AND ASSOCIATES, INC
 1280 TERMINAL WAY, #32
 RENO, NEVADA 89502 (775) 851-0432

EXHIBIT MAP A-1
 20' WATER LINE ABANDONMENT
 JOB NO. 201417 DATE: 1-16-2015

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-22-002-105 and 106
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|--|--|-----------------------------|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other <u>4 H Camp Easement Release</u> | | |

FOR RECORDERS OPTIONAL USE ONLY
 Notes: _____

3. Total Value/Sales Price of Property: \$ -0-
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ -0-
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 375.090, Section XX 3
 b. Explain Reason for Exemption: RELEASE OF A PORTION OF EASEMENT
Document No. 46492 464592

5. Partial Interest: Percentage being transferred: 100 %

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 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 General Manager
 Signature _____ Capacity _____

<p>Buyer (Grantee) Information (REQUIRED)</p> <p>Print Name: <u>The Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno</u></p> <p>Address: <u>895 No Center Street</u> <u>Reno, NV 89501</u></p>	<p>Seller (Grantor) Information (REQUIRED)</p> <p>Print Name: <u>Kingsbury General Improvement District, a Nevada municipal corporation</u></p> <p>Address: <u>PO Box 2220</u> <u>Stateline, NV 89449</u></p>
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COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1500252-CD
 Address: 5441 Kietzke Lane, Suite 100
 City, State, Zip: Reno, NV 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-22-002-105 and 106
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|--|--------------------------------|-----------------------------|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input checked="" type="checkbox"/> | Other <u>4 H Camp Easement</u> | | <u>Release</u> |

FOR RECORDERS OPTIONAL USE ONLY
 Notes: _____

3. Total Value/Sales Price of Property: \$ -0-
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$ -0-
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 375.090, Section XX 3
 b. Explain Reason for Exemption: RELEASE OF A PORTION OF EASEMENT
Document No. 46492 464912

5. Partial Interest: Percentage being transferred: 100 %

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 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.

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Signature [Signature] Capacity GRANTOR
 Signature _____ Capacity _____

Buyer (Grantee) Information (REQUIRED) Seller (Grantor) Information (REQUIRED)

Print Name: <u>The Board of Regents of the Nevada System of Higher Education on behalf of the University of Nevada, Reno</u>	Print Name: <u>Kingsbury General Improvement District, a Nevada municipal corporation</u>
Address: <u>895 No Center Street</u>	Address: <u>PO Box 2220</u>
<u>Reno, NV 89501</u>	<u>Stateline, NV 89449</u>

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