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When recorded return to:
Douglas County, Nevada
District Attorney's Office
P.O. Box 218
Minden, Nevada 89423



KAREN ELLISON, RECORDER

APNs: 1219-24-002-011
1219-24-002-012

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

PUBLIC UTILITY EASEMENT DEED

THIS INDENTURE, made this 25th day of January, 2017, by and between, FLYING EAGLE RANCH, LLC, a Nevada limited liability company, ("Grantor") and DOUGLAS COUNTY, a political subdivision of the State of Nevada ("Grantee").

NOW THEREFORE, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to the Grantee a permanent, non-exclusive public utility easement upon, over, under and through the real property located in the County of Douglas, State of Nevada, and also known as Douglas County Assessor's Parcel Number 1219-24-002-011 and 1219-24-002-012, as more fully described in, and incorporated by reference as, Exhibit "A" (the "Easement Area").

All rights, duties and obligations granted by this Public Utility Easement Deed shall run with the land and shall be binding upon Grantor, its successors, agents and assigns forever.

DESCRIPTION
10' Public Utility Easement

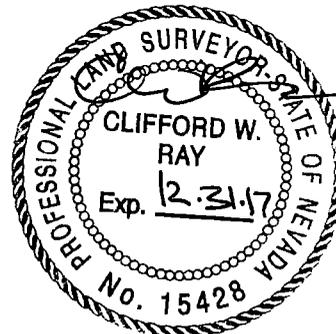
A ten foot (10') wide strip of land for public utility easement purposes located within the east one-half (E1/2) of Section 24, Township 12 North, Range 19 East, Mount Diablo Meridian, County of Douglas, State of Nevada, further described as being portions of Adjusted Parcel 14 and Adjusted Parcel 15 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC, filed for record on October 25, 2001 in the Office of the Recorder, Douglas County, Nevada, as Document No. 526220, said strip of land lying five feet (5') on either side of the following described centerline:

COMMENCING at a point on the south line of said Adjusted Parcel 15, said point being the USGLO Brass Cap located at the south 1/4 corner of said Section 24;
thence along the south line of said Adjusted Parcel 15, South 89°57'00" East, 824.53 feet;
thence continuing along said south line, North 19°38'56" West, 21.24 feet;
thence continuing along said south line, South 89°57'00" East, 338.76 feet to the POINT OF BEGINNING;
thence leaving said south line, North 18°24'40" West, 2780.76 feet to a point on the north line of said Adjusted Parcel 14, the TERMINUS of this description, containing 27,808 square feet, more or less.

The sidelines of the above easement shall be extended and trimmed at said north line of Adjusted Parcel 14 and said South Line of said Adjusted Parcel 15.

The basis of bearing for this description is S 89°57'00" E being the north line of the northeast 1/4 of said Section 25 as shown on the Record of Survey to Support a Boundary Line Adjustment for Flying Eagle Ranch LLC, filed for record on October 25, 2001 in the Office of the Recorder, Douglas County, Nevada, as Document No. 526220.

Prepared By: R.O. Anderson Engineering, Inc.
P.O. Box 2229
Minden, Nevada 89423



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1219-24-002-011
b) 1219-24-002-012
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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # _____
b. Explain Reason for Exemption: EASEMENT ONLY

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 AGENT

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>FLYING EAGLE RANCH, LLC</u>	Print Name: <u>DOUGLAS COUNTY</u>
Address: <u>850 FLYING EAGLE RANCH LN</u>	Address: <u>1594 ESMEERALDA AVE</u>
City: <u>GARONDEVILLE</u>	City: <u>WINDEN</u>
State: <u>WV</u> Zip: <u>89460</u>	State: <u>WV</u> Zip: <u>89423</u>

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
Print Name: R.O. ANDERSON Escrow # _____
Address: 1603 ESMEERALDA AVE
City: WINDEN State: WV Zip: 89423

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