

NF

Assessor's Parcel Number: 1220-10-501-002 &  
1220-10-501-005

Date: APRIL 18, 2017



KAREN ELLISON, RECORDER

E02

Recording Requested By:

Name: JEANE COX, COMMUNITY DEVELOPMENT

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Real Property Transfer Tax: \$ N/A

**GRANT DEED FOR DEDICATION OF  
PUBLIC RIGHT OF WAY #2017.050**  
(Title of Document)

FILED

APNS: 1220-10-501-002 & 1220-10-501-005

NO. 2017.050

2017 APR 14 AM 11:40

Recording Requested by and  
Return Recorded Original to:  
Douglas County, Nevada  
Douglas County Department of Community Development  
P.O. Box 218  
Minden, Nevada 89423

DOUGLAS COUNTY  
CLERK  
*[Signature]*  
DEPUTY

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the social security number of any person or persons. (N.R.S. Chapter 239)

**GRANT DEED FOR DEDICATION OF PUBLIC RIGHT OF WAY**

This indenture made this 4<sup>th</sup> day of January, 2017, between Gardnerville Water Company ("GRANTOR"), and Douglas County, a political subdivision of the State of Nevada ("GRANTEE"),

The GRANTOR dedicates, grants, bargains and sells to the GRANTEE, and assigns forever, for good and valuable consideration, the receipt of which is acknowledged, all of GRANTOR's interest in that certain tract, piece or parcel of land situated in and being a portion of Section 10, Township 12 North, Range 20 East, MDB&M, County of Douglas, State of Nevada, and more particularly described as shown as follows:

**See Attached Exhibit B**

together with all and singular the tenements, hereditaments and appurtenances belonging or in any way pertaining to the property, and any reversion and reversions, remainder and remainders, rents, issues and profits. A map of the real property conveyed to GRANTEE is attached hereto as Exhibit D and is for general reference only.

**GRANTOR**  
Gardnerville Water Company

Mark Hussman  
Mark Hussman, Chairman

State of Nevada  
) ss.  
County of Douglas

This instrument was acknowledged before me on the 4<sup>th</sup> day of January 2017, by  
Mark Hussman

WITNESS my hand and seal

Kristien Bennett  
Notary Public



**GRANTEE**  
DOUGLAS COUNTY

William B. Penzel  
William B. Penzel, Chairman  
Douglas County Board of Commissioners

ATTEST:

Kathy Lewis  
Kathy Lewis, County Clerk/Treasurer Date

**EXHIBIT "B"**  
**DESCRIPTION**  
**RIGHT OF WAY DEDICATION NO. 2**  
**(OVER A.P.N.'S 1220-10-501-002 & 1220-10-501-005)**

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

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

BEGINNING at a point on the easterly right of way of Muller Parkway said point also being the most south corner of Parcel 1A as shown on the Record of Survey for Sierra Nevada SW Enterprises, LTD. filed for record May 21, 2015 in the office of Recorder, Douglas County, Nevada as Document No. 2015-862467;

thence leaving the right of way of said Muller Parkway North  $21^{\circ}13'25''$  East, 555.22 feet;

thence South  $46^{\circ}07'19''$  East, 25.31 feet to the beginning of a non-tangent curve to the left;

thence along the arc of said non-tangent curve to the left, having a radius of 120.00 feet, central angle of  $53^{\circ}24'02''$ , arc length of 111.84 feet and a chord bearing and distance of South  $30^{\circ}33'02''$  West, 107.84 feet to the beginning of a reverse curve to the right;

thence along the arc of said reverse curve to the right, having a radius of 530.00 feet, central angle of  $17^{\circ}22'24''$ , and an arc length of 160.71 feet;

thence South  $21^{\circ}13'25''$  West, 152.90 feet to the beginning of a curve to the right;

thence along the arc of said curve to the right, having a radius of 530.00 feet, central angle of  $08^{\circ}21'51''$ , and an arc length of 77.37 feet;

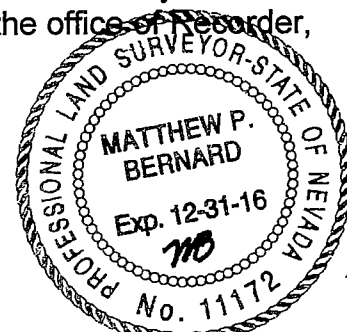
thence South  $29^{\circ}35'16''$  West, 35.77 feet to the beginning of a curve to the left;

thence along the arc of said curve to the left, having a radius of 30.00 feet, central angle of  $74^{\circ}20'37''$ , and an arc length of 38.93 feet to a point on the easterly right of way of said Muller Parkway;

thence North  $44^{\circ}45'21''$  West, 40.16 feet along said easterly right of way of Muller Parkway to the POINT OF BEGINNING, containing 12,210 square feet, more or less.

The Basis of Bearing of this description is identical to that Record of Survey for Sierra Nevada SW Enterprises, LTD. filed for record May 21, 2015 in the office of Recorder, Douglas County, Nevada as Document No. 2015-862467.

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



9-23-16

UPPER NEW VIRGINIA CANAL

A.P.N. 1220-10-501-010  
 CURTIS, BRENT E.  
 & JEANNE TTEE  
 (ADJUSTED PARCEL B,  
 DOC. NO. 734920)

SCALE: 1" = 100'

RIGHT-OF-WAY DEDICATION NO. 3  
 (2,043 SF)

A.P.N. 1220-03-000-041  
 AND AWAY THEY GO,  
 LLC & PEG LAND  
 (DOC. NO. 862467)

A.P.N. 1220-10-501-002  
 G.T.W.Co.  
 (PARCEL 2, DOC. NO. 450962)

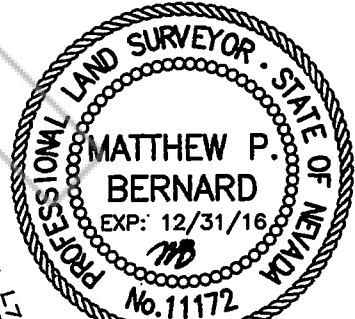
RIGHT-OF-WAY DEDICATION NO. 1  
 (22,045 SF)

RIGHT-OF-WAY DEDICATION NO. 2  
 (12,210 SF)

A.P.N. 1220-10-501-005  
 G.T.W.Co.  
 (ADJUSTED PARCEL 4,  
 DOC. NO. 734920)

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	105°39'23"	20.00	36.88
C2	08°21'51"	470.00	68.61
C3	17°22'24"	470.00	142.52
C4	55°42'22"	180.00	175.01
C5	53°24'02"	120.00	111.84
C6	17°22'24"	530.00	160.71
C7	08°21'51"	530.00	77.37
C8	74°20'37"	30.00	38.93
C9	01°42'18"	180.00	5.36
C10	04°00'38"	120.00	8.40

LINE TABLE		
LINE	BEARING	LENGTH
L1	N44°45'21"W	71.27'
L2	N29°35'16"E	15.33'
L3	N21°13'25"E	152.90'
L4	S12°21'42"E	37.59'
L5	S46°07'19"E	25.31'
L6	S21°13'25"W	152.90'
L7	S29°35'16"W	35.77'
L8	N44°45'21"W	40.16'
L9	N61°15'40"E	22.77'
L10	S28°44'20"E	60.00'
L11	S61°15'40"W	22.77'



9-23-16

MULLER PARKWAY

POINT OF BEGINNING

VIRGINIA RANCH ROAD



**RO Anderson**  
 WWW.ROANDERSON.COM

NEVADA  
 1603 Esmeralda Ave  
 P.O. Box 2229  
 Minden, NV 89423  
 p 775.782.2322  
 f 775.782.7084

CALIFORNIA  
 3079 Harrison Avenue  
 Suite 2  
 South Lake Tahoe, CA 96150  
 p 530.600.1660  
 f 775.782.7084

EXHIBIT "D"  
 RIGHT-OF-WAY DEDICATION  
 VIRGINIA RANCH ROAD  
 SECTION 10, T.12N., R.20E., M.D.M.

09/22/16  
 0020-015

COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

14<sup>th</sup> day of April, 2017

By [Signature] Deputy

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-10-501-002  
 b) 1220-10-501-005  
 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 Private Utility

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	
_____	

3. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 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 # 2  
 b. Explain Reason for Exemption: Douglas County is a political subdivision of the State of Nevada

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 *William B. Royal* Capacity Chair, Douglas County Board of County Commissioners  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Gardnerville Town Water Company  
 Address: 1579 Virginia Ranch Road  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Douglas County  
 Address: PO Box 218  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Erik Nilssen, County Engineer Escrow # \_\_\_\_\_  
 Address: PO Box 218  
 City: Minden State: NV Zip: 89423

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