

Assessor's Parcel Number: 1220-03-000-041

Date: MAY 9, 2017

Recording Requested By:

Name: ERIK NILSSEN, ENGINEERING

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



KAREN ELLISON, RECORDER E02

**GRANT DEED FOR DEDICATION OF PUBLIC
RIGHT OF WAY #2017.053**

(Title of Document)

FILED

APN: 1220-03-000-041

NO. 2017.053

2017 MAY -8 PM 4:09

DOUGLAS COUNTY
CLERK

BY *[Signature]* DEPUTY

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

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 20th day of January, 2017, between
And Away They Go, LLC a Nevada Limited Liability Company and Peg Land, LLC, a Nevada
Limited Liability 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 A

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

And Away They Go LLC,
And Peg Land, LLC

Michael Pegrem, Manager

State of Nevada)

) ss.

County of Douglas)

This instrument was acknowledged before me on the 20 day of January, 2017, by

Michael Pegram

WITNESS my hand and seal

Notary Public



GRANTEE

DOUGLAS COUNTY

William B. Penzel, Chairman
Douglas County Board of Commissioners

ATTEST:

Kathy Lewis, County Clerk/Treasurer Date

**EXHIBIT "A"
DESCRIPTION
RIGHT OF WAY DEDICATION NO. 1
(OVER A.P.N. 1220-03-000-041)**

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 along the easterly right of way of said Muller Parkway, North 44°45'21" West, 71.27 feet to the beginning of a non-tangent curve to the left;

thence leaving the right of way of said Muller Parkway along the arc of said non-tangent curve to the left, having a radius of 20.00 feet, central angle of 105°39'23", arc length of 36.88 feet and a chord bearing and distance of North 82°24'58" East, 31.87 feet;

thence North 29°35'16" East, 15.33 feet to the beginning of a curve to the left; thence along the arc of said curve to the left, having a radius of 470.00 feet, central angle of 08°21'51", and an arc length of 68.61 feet;

thence North 21°13'25" East, 152.90 feet to the beginning of a curve to the left; thence along the arc of said curve to the left, having a radius of 470.00 feet, central angle of 17°22'24", and an arc length of 142.52 feet to the beginning of a reverse curve to the right;

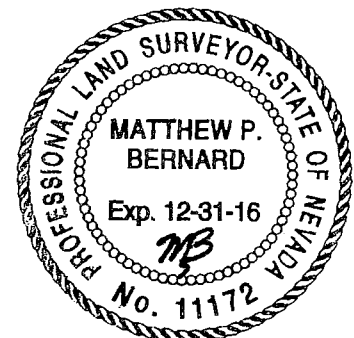
thence along the arc of said reverse curve to the right, having a radius of 180.00 feet, central angle of 55°42'22", and an arc length of 175.01 feet;

thence South 12°21'42" East, 37.59 feet;

thence South 21°13'25" West, 555.22 feet to the POINT OF BEGINNING, containing 22,045 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	36.77
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

MULLER PARKWAY

POINT OF BEGINNING

VIRGINIA RANCH ROAD



RO Anderson

1603 ESMERALDA AVENUE / POST OFFICE BOX 2229
 MINDEN, NEVADA 89423
 PHONE: (775) 782-2322 / FAX: (775) 782-7984
 WEB SITE: WWW.ROANDERSON.COM

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

02/24/16
 0020-015 Exhibit D.dwg

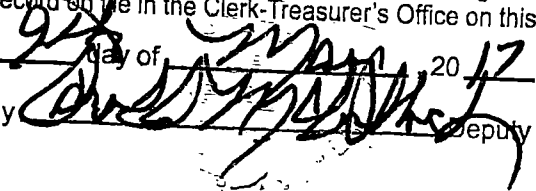
COPY

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

9th day of May 2017
By  Deputy

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-03-000-041
 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 _____

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 [Signature] Capacity Chair, Douglas County Board of County Commissioners

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: And Away they Go LLC A Nevada LLC & Peg
 Address: 1627 HWY 396
 City: Minden
 State: NV Zip: 89423

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