

511

Ptn. of APN 1320-07-002-018

AFTER RECORDING RETURN TO:  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
ATTN: STAFF SPECIALIST – ACQ.  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

MAIL TAX STATEMENTS TO:  
RIGHT-OF-WAY DIVISION  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:  
JEFFREY J. HENKELMAN, P.L.S.  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

Project: SI-395-1(029)  
E.A. 73862  
Parcel: U-395-DO-026.031

## DEED

THIS DEED, made this 14 day of APRIL, 2017 between Jennie Plummer Smith, Trustee of the Belize Trust dated September 29, 1989, hereinafter called GRANTOR, and the STATE OF NEVADA, acting by and through its Department of Transportation, hereinafter called GRANTEE,

## WITNESSETH:

That the GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sale unto the GRANTEE and to its assigns forever, for those purposes as contained in Chapter 408 of the Nevada Revised Statutes, all that certain real property of GRANTOR, said real property, excepting and reserving, to the GRANTOR, heirs, executors, administrators, successors and assigns any and all water rights appurtenant to said real property situate, lying and being in the County of Douglas, State of Nevada, and further described as being a portion of the W 1/2 of the SE 1/4 of Section 7, T. 13 N., R. 20 E., M.D.M., and more particularly described as being a portion of LAND DESCRIBED IN BOOK 377 AT PAGE 569 as shown on that certain RECORD OF SURVEY FOR BELIZE TRUST filed on May 22, 2008, in the Office of the Douglas County

Recorder, Book 0508, Page 5824, as Document Number 723783, and more fully described by metes and bounds as follows:

BEGINNING at a point on the right or easterly right-of-way line of US-395, 46.00 feet right of and at right angles to Highway Engineer's Station "XN" 198+29.96 P.O.T., said point of beginning further described as bearing N. 60°13'04" W., a distance of 2,972.88 feet from a 1 1/4 INCH METAL HEXAGON BAR, accepted as being the southeast corner of said Section 7; thence along said easterly right-of-way line the following three (3) courses and distances:

- 1) from a tangent which bears S. 0°26'02" E., curving to the left with a radius of 137.00 feet, through an angle of 12°14'09", an arc distance of 29.26 feet;
- 2) from a tangent which bears S. 12°38'48" E., curving to the left with a radius of 152.00 feet, through an angle of 50°32'02", an arc distance of 134.06 feet;
- 3) from a tangent which bears S. 61°15'02" E., curving to the left with a radius of 75.00 feet, through an angle of 26°40'45", an arc distance of 34.92 feet to the northerly right-of-way line of SR-759 (Airport Road);

thence N. 89°33'24" W., along said northerly right-of-way line, a distance of 107.29 feet to the former right or easterly right-of-way line of US-395; thence along said former right-of-way line the following three (3) courses and distances:

- 1) N. 0°21'06" E. – 50.18 feet;
  - 2) N. 88°37'02" W. – 10.00 feet;
  - 3) N. 0°21'06" E. – 89.33 to the point of beginning;
- said parcel contains an area of 3,560 square feet.

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.

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



TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; with the exception of any and all reservations as are previously hereinabove expressly excepted from this conveyance.

To hereby waive, with full knowledge, that a public highway 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 adjacent lands and property of the GRANTOR by reason of the location, construction, landscaping and maintenance of said highway and appurtenances in said location.

TO HAVE AND TO HOLD all and singular the said real property, together with the appurtenances, unto the said GRANTEE and to any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

Jennie Plummer Smith, Trustee of the Belize Trust dated September 29, 1989

By: *Jennie Plummer Smith*  
Jennie Plummer Smith, Trustee

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.

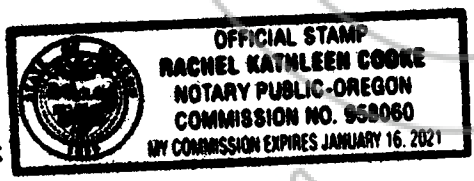
State of Oregon  
County of Clatsop

This instrument was acknowledged before me on April 14, 2017 by Jennie Plummer Smith as Trustee of the Belize Trust dated September 29, 1989.

*Rachel Katleen Cooke*  
(Signature of notarial officer)

\_\_\_\_\_  
(Title and rank (optional))

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-07-002-018 PORTION OF  
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$4,500.00  
 b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))  
 c) Transfer Tax Value: \$4,500.00  
 d) Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: 2  
 b. Explain reason for exemption: TRANSFER TO A POLITICAL SUBDIVISION

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 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], R/W AGENT  
 Signature: \_\_\_\_\_

Capacity: R/W AGENT NDOT  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 The Belize Trust dated Sept. 29,  
 Print Name: 1989  
 Address: PO BOX 4049  
 City: SPARKS  
 State: NV Zip: 89432

(REQUIRED)  
 Nevada Department of  
 Print Name: Transportation,  
 Address: 1263 S. STEWART ST  
 City: CARSON CITY  
 State: NV Zip: 89712

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

First American Title Insurance  
 Print Name: Company File Number: 121-2487770 MLR/LD  
 Address 5310 Kietzke Lane, Suite 100  
 City: Reno State: NV Zip: 89511-2043