

511

Ptn. of APN 1420-31-000-015

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 No.: SI-395-1(029)
E.A.: 73862
Parcel: U-395-DO-027.702

DEED

THIS DEED, made this 23rd day of JUNE, 2017
between SITEVIEW, LLC, a Washington LLC., a Washington Limited Liability Company,
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 31, T. 14 N., R. 20 E., M.D.M., and more particularly described as being a
portion of PARCEL 4 as shown on that certain MAP OF DIVISION INTO LARGE PARCELS
FOR MARTIN W. & SUSAN D. JOHNSON filed on October 12, 1984, in the Office of the

Douglas County Recorder, Book 1084, Page 1655, as Document Number 108659, and more fully described by metes and bounds as follows:

BEGINNING at a point on the right or easterly rightofway line of US395, 110.00 feet right of and at right angles to Highway Engineer's Station "XN" 290+47.36 P.O.T., said point of beginning further described as bearing N. 88°37'13" W. a distance of 5,203.99 feet from a 1 1/4 INCH YELLOW PLASTIC CAP, accepted as being the south quarter corner of Section 32, T. 14 N., R. 20 E., M.D.M.; thence N. 89°10'16" W., along the northerly rightofway line of Johnson Lane and said easterly rightofway line of US395, a distance of 64.00 feet to the former right or easterly rightofway line of said US395; thence N. 0°37'25" E., along said former rightofway line, a distance of 1,846.05 feet to said right or easterly rightofway line of US395; thence along said right or easterly rightofway line the following three (3) courses and distances:

- 1) S. 89°22'35" E. – 14.00 feet;
- 2) S. 0°37'25" W. – 1,794.66 feet;
- 3) from a tangent which bears S. 2°28'49" W., curving to the left with a radius of 50.00 feet, through an angle of 91°53'06", an arc distance of 80.18 feet to the point of beginning; said parcel contains an area of 26,376 square feet.

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

SUBJECT TO a 20 foot wide utility easement, granted to BELL TELEPHONE COMPANY OF NEVADA, a corporation, its successors and assigns, recorded on December 17, 1942 in Book W of Deeds, Page 362, Official Records of the Douglas County Recorder.

SUBJECT TO a 20 foot wide Irrigation Easement as granted by that certain MAP OF DIVISION INTO LARGE PARCELS FOR MARTIN W. & SUSAN D. JOHNSON recorded October 12, 1984 in Book 1084, Page 1655, as Document No. 108659, Official Records of the Douglas County Recorder.

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.

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.

SITEVIEW, LLC, a Washington LLC,
A Washington Limited Liability Company

By: *Milton O. Brown*
Milton O. Brown, Managing Member

State of Washington
County of Clark

This instrument was acknowledged before me
on June 23, 2017 by Milton O. Brown as Managing Member of
SITEVIEW, LLC, a Washington LLC, a Washington Limited Liability Company.

Sandra K. Poslik
Notary

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SANDRA K. POSLIK
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION EXPIRES
AUGUST 09, 2017

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-31-000-015
- 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: \$20,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$20,000.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 2
- b. Explain reason for exemption: Sale to State of Nevada Department of Transportation

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]
Signature: _____

Capacity: Agent
Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Site View, LLC
Address: 123 W. Nye Lane #129
City: Carson City
State: NV Zip: 89706

Print Name: Transportation
Address: 1263 S Stewart Street
City: Carson City
State: NV Zip: 89712

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

First American Title Insurance
Print Name: Company
Address: 5310 Kietzke Lane, Suite 100
City: Reno

File Number: 121-2487774 MLR/pb
State: NV Zip: 89511-2043

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