

513

Ptn. of APN: 1320-30-510-001



KAREN ELLISON, RECORDER

AFTER RECORDING RETURN TO:
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
ATTN: STAFF SPECIALIST, ACQ.
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.: SPF-395-1(033)
E.A.: 73995
Parcel: U-395-DO-023.822PE

GRANT OF EASEMENT

THIS GRANT, made this 21 day of August, 2017,
between NEVADA NORTHWEST, LLC, a Nevada 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 unto the GRANTEE
and to its assigns forever, for those purposes as contained in Chapter 408 of the Nevada
Revised Statutes, a perpetual easement and right-of-way for the location, construction, and
maintenance of a triple 12'x5' reinforced concrete box upon, over and across certain real
property of the undersigned situate, lying and being in the County of Douglas, State of Nevada,
and more particularly described as being a portion of the NW 1/4 of the NE 1/4 of Section 30, T.
13 N., R. 20 E., M.D.M., 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, said point being coincident with the southerly boundary line of
LOT 1 as shown on that certain FINAL MAP PD 02-04 FOR MONTE
VISTA SUBDIVISION filed for record November 30, 2004, in Book 1104
at Page 13555 in the Official Records of Douglas County, Nevada as
Document No. 630595, 95.00 feet right of and at right angles to Highway
Engineer's Station "XN" 71+41.40 P.O.T.; said point of beginning further
described as bearing N. 3°29'11" E. a distance of 4,668.83 feet from a

found 1/2" REBAR INSIDE A 3/4" IRON PIPE accepted as the south 1/4 corner of Section 30, T. 13 N., R. 20 E., M.D.M.; thence N. 87°20'08" W., along the southerly property line of Nevada Northwest, a distance of 20.01 feet to the former right or easterly right-of-way line of US-395; thence N. 0°59'43" E., along said former right-of-way line, a distance of 21.01 feet to said right-of-way line; thence S. 89°00'17" E., along said right-of-way line, a distance of 20.00 feet; thence S. 0°59'43" W., along said right-of-way line, a distance of 21.60 feet to the point of beginning; said parcel contains an area of 426 square feet (0.01 acres).

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.

NEVADA NORTHWEST, LLC, a Nevada limited liability company

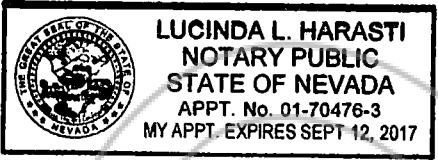


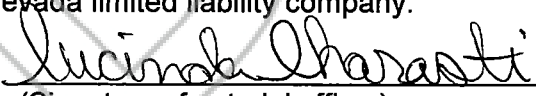
Corporate Management Services, Inc., a Nevada Corporation, Manager
James S. Bradshaw, President

State of Nevada
County of Carson City

This instrument was acknowledged before me on August 21, 2017 by James S. Bradshaw as President of Corporate Management Services, Inc., a Nevada corporation, the Manager of NEVADA NORTHWEST, LLC, a Nevada limited liability company.

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(Signature of notarial officer)