

513B

Ptn. of APN: 1320-30-501-010

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



KAREN ELLISON, RECORDER

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-023.807TE

GRANT OF TEMPORARY EASEMENT

THIS DEED, made this 14TH day of AUGUST, 2017
between DREYER 395 RANCH, LLC, a 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 for those purposes as contained in Chapter 408 of the Nevada Revised Statutes, a temporary easement upon, over and across certain real property of the undersigned for the construction of a triple 12' X 5' reinforced concrete box. Said easement 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 northerly boundary line of PARCEL 1-A as shown on that certain MAP OF DIVISION OF LAND INTO LARGE PARCELS LDA 01-059 FOR ROLAND AND JOAN P. DREYER filed for record on November 7, 2001 in Book 1101 at Page 1931 in the Official Records of Douglas County, Nevada as Document No. 527149, 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 S. 87°20'08" E., along said boundary line of PARCEL 1-A, a distance of 100.04 feet; thence S. 0°59'43" W. a distance of 75.49 feet; thence N. 89°00'17" W. a distance of 100.00 feet to said right-of-way line; thence N. 0°59'43" E., along said right-of-way line, a distance of 78.40 feet to the point of beginning; said parcel contains an area of 7,695 square feet (0.18 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.

The above described temporary rights shall commence on March 1, 2018 and shall continue through and include the termination date of February 29, 2020, with the right and option to extend the term for successive periods for a total term not to exceed an aggregate of 4 years.

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 for the term of this temporary easement deed.

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

DREYER 395 RANCH, LLC, a Limited-Liability Company

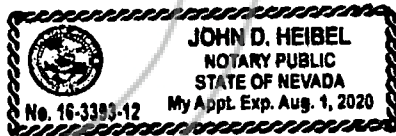
By: *Roland Dreyer* *MD*
Roland Dreyer, Managing Member *1*

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 Nevada
County of DOUGLAS

This instrument was acknowledged before me on AUGUST 14, 2017 by Roland Dreyer as Managing Member of DREYER 395 RANCH, LLC, a Limited-Liability Company.

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John D. Heibel
(Signature of notarial officer)