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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-023.807PE

GRANT OF EASEMENT

THIS GRANT, 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 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' x 5' 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 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. 0°59'43" W., along said right-of-way line of US-395, a distance of 78.40 feet; thence N. 89°00'17" W., continuing along said right-of-way line, a distance of 20.00 feet to the former right-of-way line of US-395; thence N. 0°59'43" E., along said former right-of-way line, a distance of 78.99 feet to said boundary line of PARCEL 1-A; thence S. 87°20'08" E., along said boundary line, a distance of 20.01 feet to the point of beginning; said parcel contains an area of 1,574 square feet (0.04 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.

DREYER 395 RANCH, LLC, a Limited-Liability Company

By: *Roland Dreyer* *MS*
Roland Dreyer, Managing Member

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)