

513
APN: 1320-30-101-001

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-023.810PE
01705323 - DKD

GRANT OF EASEMENT

THIS GRANT, made this 4 day of October, 2017,
between MINDEN-GARDNERVILLE SANITATION DISTRICT, Governmental subdivision of
State of Nevada 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 NE 1/4 of the NW 1/4 and the NW 1/4
of the NE 1/4 all in 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 left or westerly right-of-way line of
US-395, 115.00 feet left of and at right angles to Highway Engineer's
Station "XN" 70+76.00 P.O.T.; said point of beginning further described
as bearing N. 0°54'26" E. a distance of 4,599.02 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. 0°59'43" E., along said
right-of-way line, a distance of 100.00 feet; thence S. 89°00'17" E.,
continuing along said right-of-way line, a distance of 20.00 feet to the
former right-of-way line of US-395; thence S. 0°59'43" W., along said

former right-of-way line, a distance of 100.00 feet to said right-of-way line; thence N. 89°00'17" W., along said right-of-way line, a distance of 20.00 feet to the point of beginning; said parcel contains an area of 2,000 square feet (0.05 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.

MINDEN-GARDNERVILLE SANITATION DISTRICT,
Governmental Subdivision of State of Nevada



Frank Johnson, District Manager

State of Nevada
County of Douglas

This instrument was acknowledged before me on October 4, 2017 by Frank Johnson as District Manager, MINDEN-GARDNERVILLE SANITATION DISTRICT, Governmental subdivision of State of Nevada.



(Signature of notarial officer)

(Title and rank (optional))

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-30-101-001
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ _____
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: 2
 A transfer of title to the United States, any territory or state agency department, instrumentality or political subdivision thereof

5. Partial Interest: Percentage being transferred: _____ %

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] Capacity Agent
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Minden Gardnerville Sanitation District
 Address: P.O. Box 568
 City: Minden
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: State of Nevada
 Address: 1263 SOUTH STEWART ST
 City: Carson City
 State: NV Zip: 89712

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01705323-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED