

513

Within APN: 1318-24-601-007

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:
DEAN NEUBAUER, P.L.S. 9392
LUMOS & ASSOCIATES
800 E. COLLEGE PARKWAY
CARSON CITY, NV. 89706

Project No.: SP-MS-1222(003)
E.A.: 73986
Parcel: S-207-DO-002.252PE
Escrow No. 1602176-CD

GRANT OF EASEMENT

THIS GRANT, made this 7 day of May, 2018,
between CHARLES STEVEN MANCHESTER AND CHARLENA MARIE MANCHESTER,
HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, 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 ingress, egress, utilities, and maintenance upon, over and across certain real
property of the undersigned. Said parcel is identified as parcel S-207-DO-002.252PE on
Exhibit "A" and "B" attached hereto and made a part hereof.

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 rights-of-way 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.

[Handwritten signature of Charles Steven Manchester]

Charles Steven Manchester

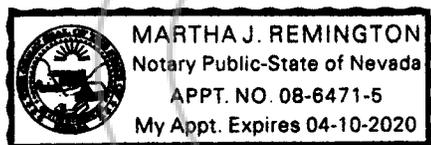
[Handwritten signature of Charlena Marie Manchester]

Charlena Marie Manchester

State of Nevada
County of Douglas

This instrument was acknowledged before me on May 7, 2018 by Charles Steven Manchester.

S
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A
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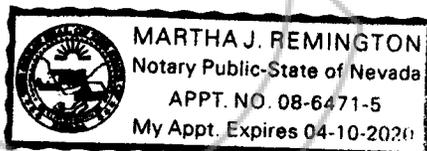


[Handwritten signature of Martha J. Remington]
(Signature of notarial officer)

State of Nevada
County of Douglas

This instrument was acknowledged before me on May 7, 2018 by Charlena Marie Manchester.

S
E
A
L



[Handwritten signature of Martha J. Remington]
(Signature of notarial officer)

**EXHIBIT A
LEGAL DESCRIPTION
PERMANENT EASEMENT**

Within APN 1318-24-601-007

JN:8828.000

A 50 foot wide easement within a portion of the Northeast quarter of Section 24 in Township 13 North, Range 18 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

BEGINNING at a point on the East-West half line of Section 24 as shown on a Parcel Map for the Melvin R. Jones Property recorded October 15, 1974 under File No. 75900, whence the East quarter corner of Section 24 bears North 89°57'33" East, 1325.41 feet distant;

THENCE along the said East-West line, South 89°39'49" West, 52.36 feet;

THENCE North 17°35'30" West, 116.20 feet to the intersection point of the south line of a 3.21 acre parcel and the westerly right of way line of Logging Road as shown on a Record of Survey for Douglas County, Nevada recorded July 20, 1989 under File No. 206981;

THENCE along the south line of Logging Road, North 89°57'44" East, 52.44 feet to the Southeast corner of Logging Road;

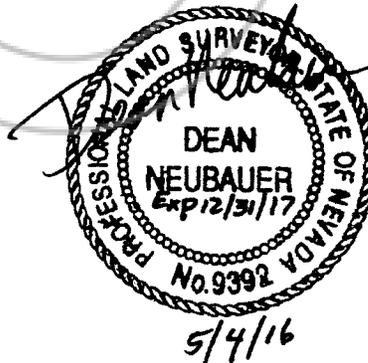
THENCE South 17°35'30" East, 115.91 feet to the **POINT OF BEGINNING**.

This easement contains 5,803 square feet more or less.

The basis of bearings for this legal description is based on Record of Survey for Douglas County, Nevada recorded July 20, 1989 under File No. 206981;

Prepared under the supervision of
Dean Neubauer, P.L.S. 9392
Lumos & Associates
800 E. College Parkway
Carson City, NV 89706

END OF DESCRIPTION.



S-207-DO-

APN 1318-24-601-004

LOGGING ROAD

APN 1318-24-601-006

N 89°57'44" E 52.44'

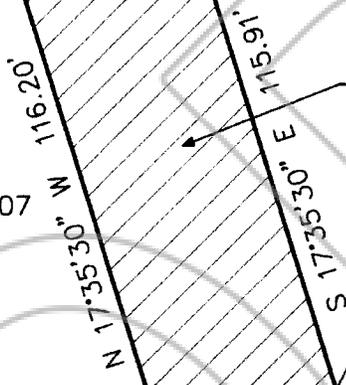


002.252PE

MANCHESTER, C.S. & C.M.

APN 1318-24-601-007

50' INGRESS, EGRESS AND
PUBLIC UTILITY EASEMENT
5803 SQ.FT. +/-



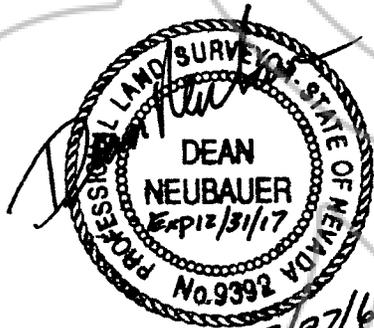
P.O.B.

S 89°39'49" W 52.36'

N 89°57'33" E 1325.41'
TO THE EAST 1/4 CORNER

APN 1318-24-701-002
PARCEL 1 OF PARCEL MAP,
File No. 75900

APN 1318-24-701-006



LUMOS
& ASSOCIATES
800 E. COLLEGE PARKWAY
CARSON CITY, NEVADA 89706
PH. (775) 883-7077 FAX (775) 883-7114

EXHIBIT "B"
50 FOOT WIDE EASEMENT WITHIN
NE1/4 OF SEC. 24, T.13 N., R.18 E., M.D.M.
DOUGLAS COUNTY NEVADA

Date: JULY 2016
Scale: 1" = 50'
Job No: 8828.000