

Assessor's Parcel Number: 1220-05-000-017
(A portion of)

Date: DECEMBER 24, 2018

Recording Requested By:

Name: HEATHER MACDONNELL, PUBLIC WORKS
(JE)

Address: _____

City/State/Zip: _____

Real Property Transfer Tax: \$ N/A



KAREN ELLISON, RECORDER

**GRANT BARGAIN AND SALE DEED
FOR PUBLIC RIGHT OF WAY #2018.248**
(Title of Document)



Public Works
1120 Airport Rd , Bldg F-2, Minden, Nevada 89423

Ron Roman, P E
Interim Director

775-783-6480
Fax 775-782-6266
Website www.douglascountynv.gov

BOCC APPROVED
December 20, 2018
ITEM H

Water/Sewer Utility
Road Maintenance
Bldg & Fleet Services

Fredric & Betty Stodieck
F Stodieck Family Revocable Trust, dated May 16, 2006
P O Box 65
Minden, Nevada 89423

Dear Mr & Ms Stodieck

In early January 2018, I spoke with Mr Stodieck regarding Douglas County's Waterloo Lane Reconstruction Project. Specifically, we discussed that Douglas County is planning to make substantial improvements to Waterloo Lane in 2018. As part of this project, we have been working with an engineer to develop plans that will maximize pedestrian and vehicle safety on the new roadway. Our engineer has identified a few locations in which our planned improvements are likely to exceed our current right of way.

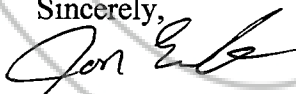
Based upon my conversation with Mr Stodieck, this letter confirms that it is Douglas County Public Works' intent to pave the approach on Wilhelm Place from Waterloo Lane, in Douglas County, during the Waterloo Lane Reconstruction Project, provided that the F Stodieck Family Revocable Trust, dated May 16, 2006 executes and returns the County's proposed Grant, Bargain and Sale Deed for Public Right of Way, regarding a portion of APN 1220-05-000-017, by no later than March 1, 2018. The proposed Right of Way Deed is enclosed with this letter.

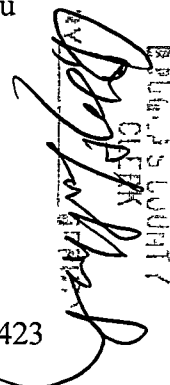
For clarity, the proposed paving on Wilhelm Place will be entirely within the County's Right-of-Way, and the County does not intend to pave any portion of a roadway that is private property. If, for any reason, the County's Waterloo Lane Reconstruction project is delayed, the County also intends to delay the paving of the Wilhelm Place approach correspondingly.

If you have any questions or concerns, please contact me at the Public Works Department, or Carey Rosser, at the District Attorney's Office, at your earliest convenience. I can be reached at 775-782-6233 or jerb@douglasnv.us. Carey can be reached at 775-782-9803 or crosser@douglas.nv.gov.

Thank you very much for your time and we look forward to hearing from you.

Sincerely,


Jon Erb


CAREY ROSSE
DISTRICT ATTORNEY

2018 DEC 24 AM 8:47

10
2018.248

FILED

APN: 1220-05-000-017
(A portion of)

**Recording Requested by and
When Recorded Mail To:**

Carey Rosser
District Attorney's Office
Post Office Box 218
Minden, Nevada 89423

The undersigned hereby affirm(s) that this document,
Including any exhibits, submitted for recording does
not contain the social security number of any person(s)

**GRANT BARGAIN AND SALE DEED
FOR PUBLIC RIGHT OF WAY**

This deed is made this 26 day of Feb., 2018, by Fredric Stodieck and Betty Stodieck, Trustees of the F Stodieck Family Revocable Trust, dated May 16, 2006 ("Grantor"), in favor of Douglas County, a political subdivision of the State of Nevada (the "Grantee")

Grantor owns real property located at 1000 Waterloo Lane (Assessor's Parcel Number 1220-05-000-017) Douglas County, Nevada. The Grantor grants, bargains and sells to the Grantee, and to its assigns forever, for good and valuable consideration, the receipt of which is hereby acknowledged, all of Grantor's rights, title, and interest in a portion of the real property, consisting of approximately 989 square feet and further described in **Exhibit "A,"** and depicted in **Exhibit "B,"** both of which are attached and incorporated herein by reference, together with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, and the reversion(s), and remainder(s) thereof, except not including any water rights associated therewith

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In Witness Whereof, the said Grantor has executed this instrument on the day and year first written above

The Individuals executing this Deed on behalf of each party and the partners, officers or trustees of each party, if any, acknowledge and affirm that they have the legal power, right and actual authority to bind each party to the terms and conditions of this documents

GRANTOR

F Stodieck Family Revocable Trust (May 16, 2006)
P O Box 65
Minden, NV 89423

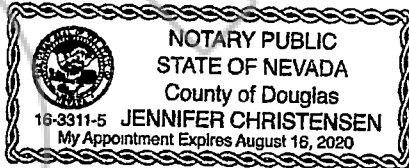
Signature *Fredric Stodieck*
Fredric Stodieck, Trustee

Signature *Betty Stodieck*
Betty Stodieck, Trustee

STATE OF NEVADA)
COUNTY OF Douglas)

This instrument was acknowledged before me, a Notary Public, on the 26 day of February, 2018, by **Fredric Stodieck and Betty Stodieck**

Notary Signature _____
Jennifer Christensen



GRANTEE
DOUGLAS COUNTY

Signature *Steven J Thaler*
Steven J Thaler, Chairman
Board of County Commissioners

Attest *Kathy Lewis*
Kathy Lewis, Douglas County Clerk

Exhibit A

Legal Description

[See Attached – 1 page]

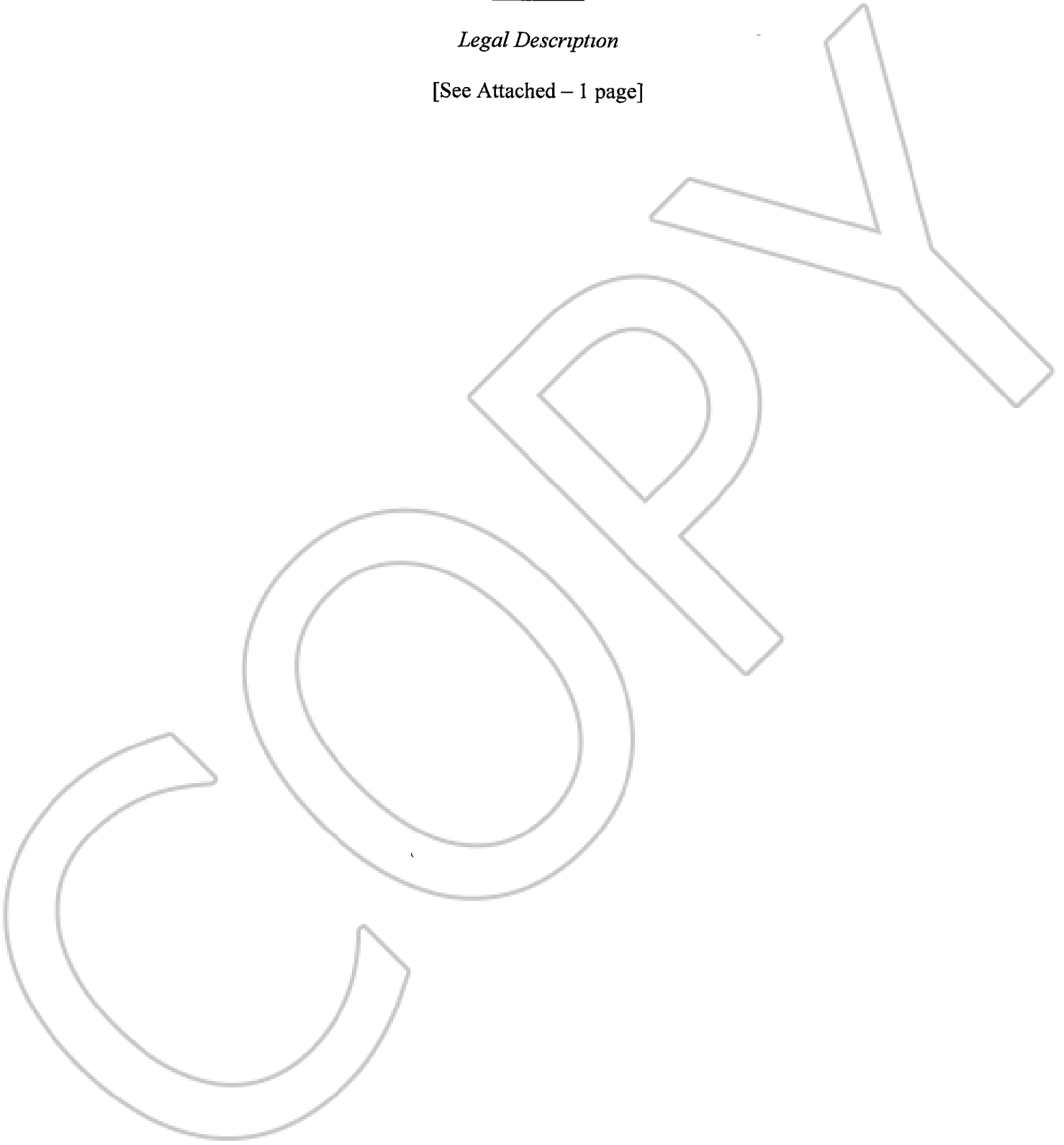


EXHIBIT "A"
LEGAL DESCRIPTION
PUBLIC ROADWAY EASEMENT

F Stodieck Family Revocable Trust
APN 1220-05-000-017

A portion of the Northwest Quarter of Section 5 in Township 12 North, Range 20 East, M D B & M , Douglas County, Nevada, more particularly described as follows

BEGINNING at the West Quarter Corner of Section 5, a 1" railroad spike, as shown on a Record of Survey recorded March 31 st, 2011 under Document No 780899,

THENCE along the west line of Section 5, North 00°25'41" West, 39 57 feet to an iron pipe,

THENCE South 52°07'42" East, 63 71 feet to the east-west half line of Section 5 and a 5/8 inch rebar with a tag stamped PLS 6497,

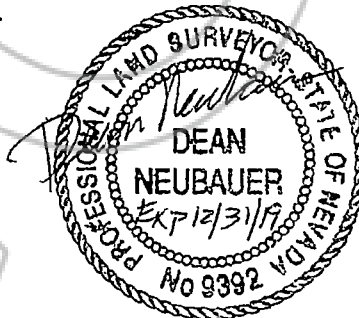
THENCE along the east-west half line of Section 5, South 89°28'38" West, 50 00 feet to the **POINT OF BEGINNING**

This easement contains 989 square feet more or less

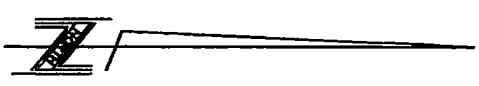
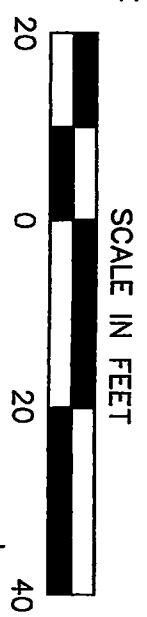
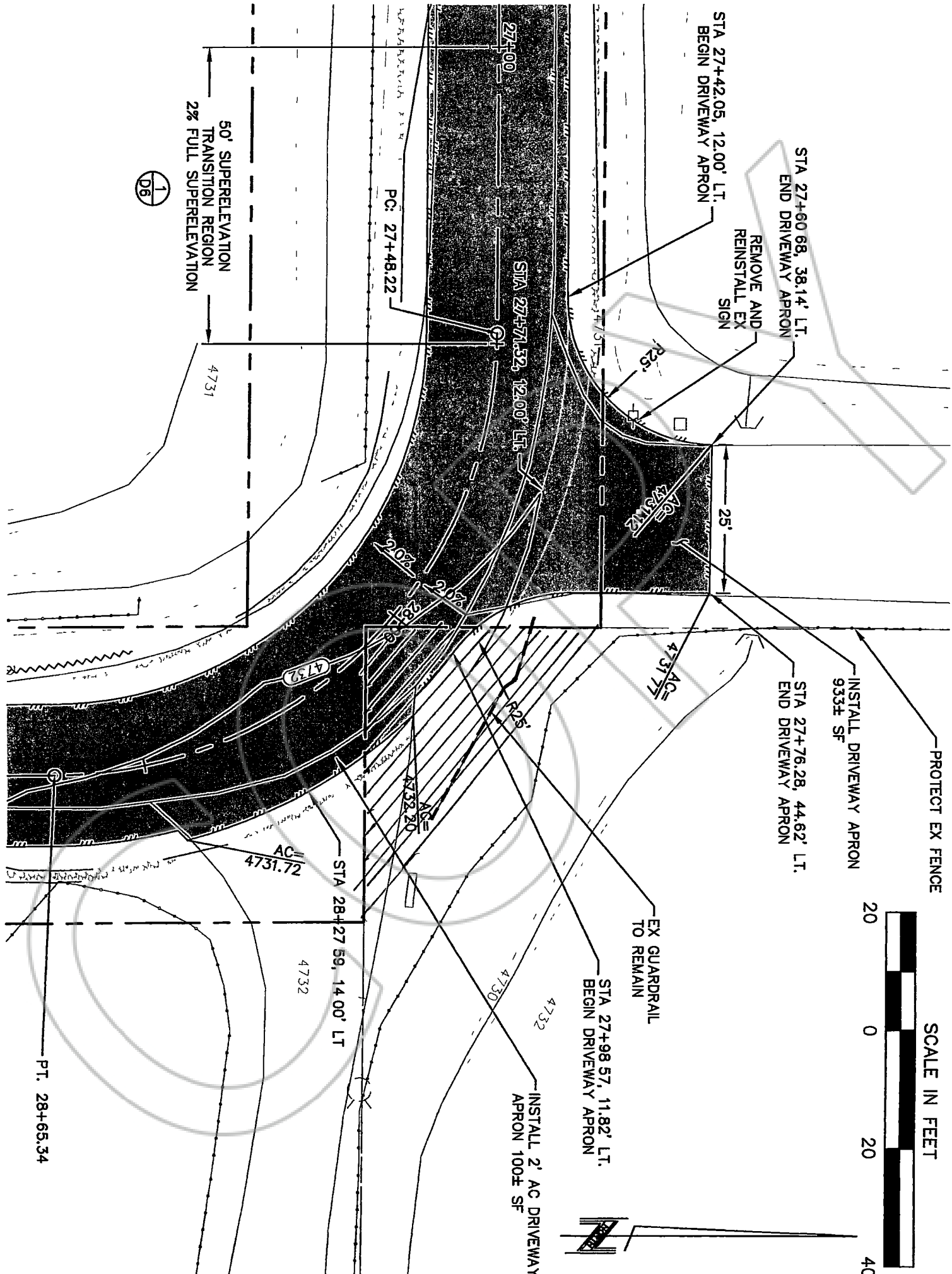
The basis of bearings for this legal description is the above stated Record of Survey recorded March 31 st, 2011 under Document No 780899

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

END OF DESCRIPTION



1/26/2018



PT. 28+65.34



A.P.N. 1220-05-000-017
F STODIECK FAMILY REVOCABLE TRUST
DEED DOC No 780898

WATERLOO LANE

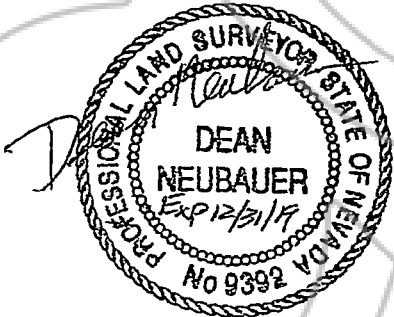
N 0°25'41" W 39.57'

S 52°07'42" E 63.71'

S 89°28'38" W 50.00'

PUBLIC ROADWAY EASEMENT
989 SQ.FT. +/-

WATERLOO LANE



1/26/2018

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

EXHIBIT "B"
WATERLOO LANE EASEMENT
APN 1220-05-000-017
PORTION OF SEC 5, T12N, R20E, MDM

DOUGLAS COUNTY

NEVADA

Date JANUARY 2018

Scale. 1" = 20'

Job No. 8410.002

COPY

Douglas County

State of Nevada

CERTIFIED COPY

I certify that the document to which this certificate is attached is a full and correct copy of the original record on file in the Clerk-Treasurer's Office on this

7/27 day of July, 2018
By [Signature] Deputy