

513

Ptn. of APN: 1320-32-702-019

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:  
LUMOS & ASSOCIATES  
DEAN NEUBAUER, P.L.S.  
308 N. CURRY STREET SUITE 200  
CARSON CITY, NV 89703

Project No.: TAP-395-1(030)  
E.A.: 73949  
Parcel: U-395-DO-021.606PE

GRANT OF EASEMENT

THIS GRANT, made this 8 day of MAY, 2019,  
between CAROL YPARRAGUIRRE, 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 sidewalk upon, over and across certain real property of the undersigned  
described on Exhibits "A" and depicted on Exhibit "A-1" 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 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.

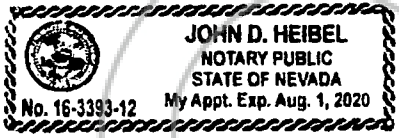
Carol Yparraguirre  
Carol Yparraguirre

State of Nevada  
County of WASHOE

This instrument was acknowledged before me on MAY 8, 2019 by Carol Yparraguirre.

John D. Heibel  
(Signature of notarial officer)

S  
E  
A  
L



D19-06  
Legal Description verified against  
Right-of-Way Plans R

## EXHIBIT "A"

A Portion of A.P.N. 1320-32-702-019  
Permanent Easement  
U-395-DO-021.606PE

Job # 8939.000

A portion of that parcel of land described in that certain Grant, Bargain, Sale Deed recorded May 9, 1990, as Document Number 225641, in Book 590 at Page 1393 in the Official Records of the County of Douglas, State of Nevada, situate within a portion of the Southeast One-Quarter (SE ¼) of Section Thirty-Two (32), Township Thirteen (13) North, Range Twenty (20) East, Mount Diablo Meridian, County of Douglas, State of Nevada, more particularly described as follows:

**BEGINNING** at a point at the northerly corner of said parcel, said point being at the southerly intersection of U.S. Highway 395 and Mill Street, lying 40.00 feet left of and at right angles to Highway Engineer's Station "P" 666+90.22 P.O.T.;

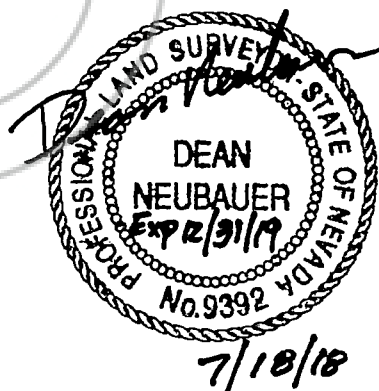
**THENCE** along the northeasterly line of said parcel and southwesterly right of way line of said U.S. Highway 395, South 44°54'00" East, 2.10 feet;

**THENCE** leaving said line, South 77°54'05" West, 3.70 feet to a point on the northwesterly line of said parcel and southeasterly right of way line of said Mill Street;

**THENCE** along said line, North 44°06'00" East, 3.10 feet to the **POINT OF BEGINNING**, and the end of this description.

Containing 3 +/- square feet.

The Basis of Bearings for this description is identical to said Grant, Bargain, Sale Deed Document Number 225641.



Prepared by Lumos & Associates  
Dean Neubauer, P.L.S.  
308 N. Curry Street, Suite 200  
Carson City, NV 89703

U-395-DO-021.606PE



"P" ALIGNMENT  
PER NDOT & DOC  
#645806

667+00

U.S. HWY 395

P.O.B. =  
40.00' LT  
"P" 666+90.22 P.O.T.

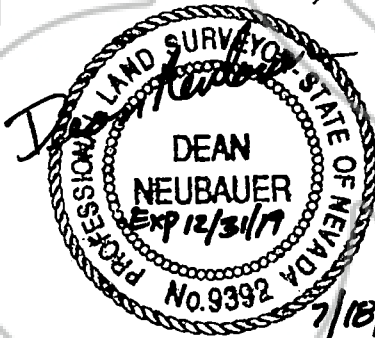
MILL STREET

N 44°06'00" E  
3.10'  
S 44°54'00" E  
2.10'  
S 77°54'05" W  
3.70'

3±  
SQ. FT.

EXISTING  
RIGHT OF WAY  
(TYP.)

DOC. NO. 225641  
1320-32-702-019  
YPARRAGUIRE



**LUMOS**  
& ASSOCIATES  
308 N. CURRY ST., SUITE 200  
CARSON CITY, NEVADA 89703  
PH. (775) 883-7077

**EXHIBIT "A-1"**

HWY 395 ADA AND LIGHTING  
A.P.N. 1320-32-702-019 PERMANENT EASEMENT  
PORTION OF SEC. 32, T13N, R20E, MDM

DOUGLAS COUNTY      GARDNERVILLE      NEVADA

Date:      JULY 2018  
Scale:      1" = 10'  
Job No:      8939.000