

**APN 1318-24-404-009**

**425 Kingsbury Grade**

**Stateline, NV 89449**

(Receiving Parcel)

**RECORDING REQUESTED BY AND  
WHEN RECORDED MAIL TO:**

Nevada Land Bank  
Nevada Division of State Lands  
901 S. Stewart Street, Suite 5003  
Carson City, Nevada 89701

Escrow No. 1760347  
Stewart Title Company, Reno, NV

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**NOTICE OF TRANSFER, OPTION TO REPURCHASE AND  
RESTRICTIONS ON ASSIGNMENT OF COVERAGE**

Notice is hereby given that the Nevada Division of State Lands ("Seller") has transferred **16 square feet of Class 4, Restored Soft Land Coverage** (hereafter "Coverage" as defined in Chapter 30 of the Code of Ordinances of the Tahoe Regional Planning Agency (hereinafter "TRPA"), to that certain real property (the "Receiving Parcel") belonging to the undersigned Buyer, more particularly described in Exhibit "A" attached hereto.

Seller has retained an Option to Repurchase any portion of the Coverage which remains unused on the Receiving Parcel at the end of two and one-half years from the date of approval by TRPA of a permit conditioned upon the transfer of the Coverage. The option term shall be for 180 days, commencing at the end of said two- and one-half-year period. Exercise of the option shall be by written notice from Seller to the Owner or the Owner's successor in interest.

The terms of the agreement regarding transfer of the Coverage are more particularly set forth in the "Purchase and Sale Agreement and Joint Escrow Instructions" dated **July 14, 2022**, executed by Seller and the Owner ("Agreement").

The Agreement provides, among other things, that the Coverage shall be used solely for the purpose of meeting, in whole or in part, the land coverage

requirements of the TRPA permit for development of the Receiving Parcel; that the Owner shall not assign Owner's rights and obligations under the Agreement except to a transferee of the Receiving Parcel in connection with a conveyance of said parcel; and that no other party shall succeed to the Owner's rights under the Agreement who does not also succeed to Owner's rights and interest in the TRPA permit.

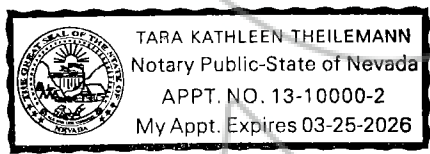
**BUYER: SIERRA PACIFIC POWER D/B/A NV ENERGY**

By: *Matt G* Date: 7/22/22  
MATT GINGERICH  
Manager, Land Resources North

STATE OF Nevada )  
COUNTY OF Washoe ) ss

On this 22<sup>nd</sup> day of July, 2022, before me, personally appeared Matt Gingerich personally known to me, (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon their behalf of which the person acted, executed the instrument.

*Tara K Theilemann*  
NOTARY PUBLIC



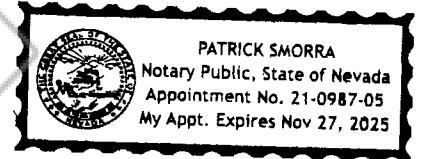
**SELLER: NEVADA DIVISION OF STATE LANDS**

By: Charles Donohue Date: 7/28/22  
CHARLES DONOHUE  
Administrator and State Lands Registrar

STATE OF NEVADA        )  
                                  ) ss.  
CARSON CITY            )

On this 28<sup>th</sup> day of JULY, 2022, before me, personally appeared Charles Donohue personally known to me, (or proved on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon their behalf of which the person acted, executed the instrument.

Patrick Smorra  
NOTARY PUBLIC



**EXHIBIT "A"**  
(Legal Description of Utility Easement within Receiving Parcel)

A portion of the West one-half (W ½) of the Southwest one-quarter (SW ¼) of Section 24 T13N R18E M.D.B. & M Douglas County, Nevada;

An easement 15 feet in width and being 7.5 feet on each side of the following described center line:

Commencing at the Southwest corner of that parcel of land as recorded in Book 4 on Page 593 of Official Records of Douglas County, Nevada and running thence North 0° 07' West 50.56 Feet more or less to a true point of beginning and running

Thence North 43° 41' 50" West 113.7 feet more or less

Thence North 23° 10' 40" East 165.4 feet more or less

Thence North 02° 03' 25" East 165.0 feet more or less

To a point on the Southerly right-of-way line of Kingsbury Grade

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## Sierra Pacific Power Company Right of Way

Douglas County, NV

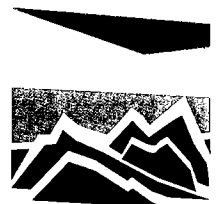
Sierra Pacific Power Company  
Right of Way 15ft Width

 Douglas County Parcels



1 inch equals 250 feet

This map is prepared for the use of the Nevada Division of State Lands for illustrative purposes only. It does not represent a survey of the premises. No liability is assumed, and all rights are reserved.



Nevada Division of  
**STATE LANDS**