

Recorder's Office Cover Sheet

Recording Requested By:

Name: Jeremy Hutchings

Department: Community Development



SHAWNYNE GARREN, RECORDER

Type of Document: (please select one)

- Agreement
- Contract
- Grant
- Change Order
- Easement
- Other

specify: \_\_\_\_\_

A.P.N. 1320-11-002-010

FILED

NO. 2023.172

7/25/23

DATE

DOUGLAS COUNTY CLERK  
MINDEN, NV

BY [Signature] DEPUTY

Recording Requested by and  
Return Recorded Original to:  
Douglas County, Nevada  
Douglas County Department of Community Development  
P. O. Box 218  
Minden, Nevada 89423

The undersigned hereby affirms that this document,  
including any exhibits, submitted for recording does not  
contain the social security number of any person or  
persons. (N.R.D. Chapter 239)

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**GRANT DEED FOR DEDICATION OF PUBLIC RIGHT OF WAY  
AND PUBLIC UTILITY EASEMENT**

This indenture made this 31 day of May, 2023,  
between All His, L.L.C. ("Grantor"), and Douglas County, a political subdivision  
of the State of Nevada ("Grantee"),

The Grantor dedicates, grants, bargains and sells to the Grantee, and to its  
assigns forever, for good and valuable consideration, the receipt of which is  
acknowledged, all of Grantor's interest in that certain tract, piece or parcel of  
land situated in and being a portion of the Northeast 1/4 of the Northwest 1/4 of  
Section 14, Township 13 North, Range 20 East, M.D,B.& M., County of Douglas,  
State of Nevada, and more particularly described as shown as follows:

**See attached Exhibit A**

together with all and singular the tenements, hereditaments and appurtenances  
belonging or in any way pertaining to the property, and any reversion and  
reversions, remainder and remainders, rents, issues and profits. A map of the  
real property conveyed to Grantee is attached hereto as Exhibit B and is for  
general reference only.

**GRANTOR**  
**All His, L.L.C.**

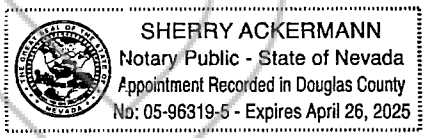
Ashley Bartone  
Ashley Bartone, Managing Member

State of Nevada )  
County of Douglas )SS

This instrument was acknowledged before me on the 31 day of May, <sup>2023</sup> ~~2020~~, by Ashley Bartone.

WITNESS my hand and seal

Sherry Ackermann  
Notary Public



**GRANTEE**  
**DOUGLAS COUNTY**

Mark Gardner  
Mark Gardner, Chairman  
Douglas County Board of Commissioners

ATTEST:

Amy Burgans  
Amy Burgans, Douglas County Clerk-Treasurer

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**


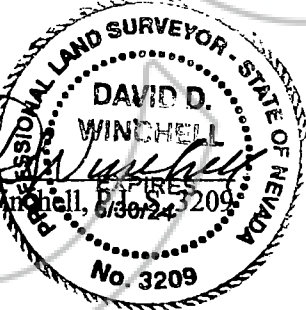
That portion of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 13 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Southeasterly corner of LOT 55 as said lot is shown on A RECORD OF SURVEY FOR BOUNDARY ADJUSTMENT BETWEEN BERNARD FURLAN ET. AL. & NEVIS INDUSTRIES INC. which was recorded in Book 1183 at Page 218 as File No. 90382 in the Official Records of said Douglas County, said point being on the centerline of Eldon Way; thence Westerly along said centerline S. 88° 21' 09" W., 33.19 feet to a point on the Easterly right-of-way line of East Valley Road; thence Northerly along said right-of-way line N. 00° 13' 24" E., 50.68 feet to the beginning of a curve concave to the Northeast and having a radius of 20.00 feet; thence Southeasterly along said curve through a central angle of 91° 52' 15" an arc distance of 32.07 feet; thence N. 88° 21' 09" E., 12.33 feet to a point on the Easterly line of said LOT 55; thence Southerly along said Easterly line S. 00° 08' 30" E., 30.01 feet to the Point of Beginning.

Said Parcel Contains 1085 square feet, more or less.

*Note: The parcel described above is further shown on that certain RECORD OF SURVEY FOR ALL HIS, L.L.C., which was recorded as Document No. 2020-945355 in the Official Records of said Douglas County.*

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address is P. O. Box 6202 Gardnerville, Nevada 89460.

  
David D. Winchell, P.E. S. 3209  


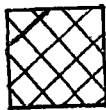
Date: 4/17/23

# EXHIBIT B

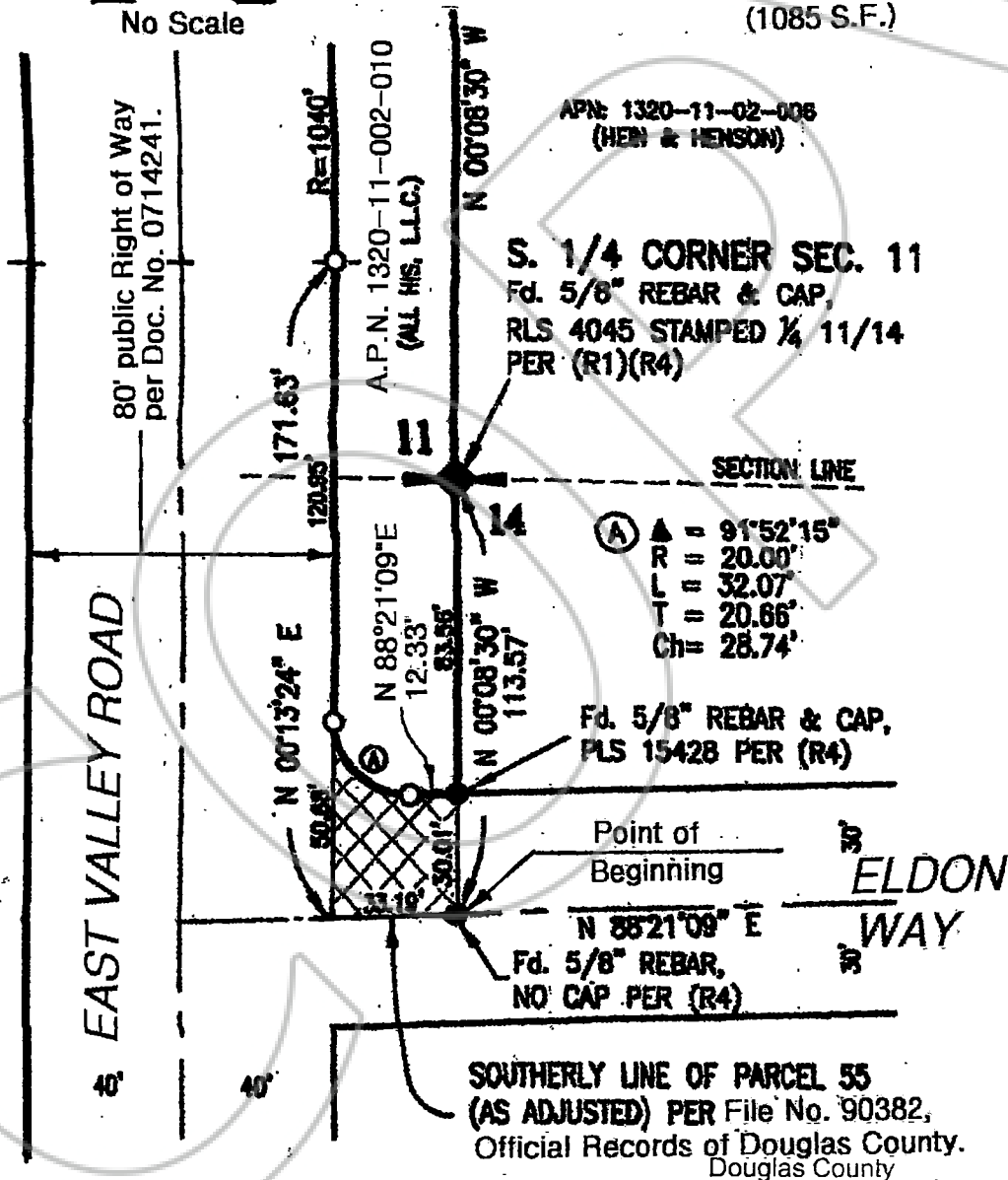
(Proposed dedication for ELDON WAY)



No Scale



Indicates area of dedication  
as described in EXHIBIT A  
(1085 S.F.)



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 the

25<sup>th</sup> day of July, 2023

By Jacques L. Day Clerk