

/ File No. 38803

Tony Miller and Vivian  
Miller

to

State of Nevada

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DEED

DEED

THIS DEED, made this 7th day of May, 1963, between TONY MILLER and VIVIAN MILLER, husband and wife hereafter called GRANTORS, and the STATE OF NEVADA, on relation of its Department of Highways, hereafter called GRANTEE,

WITNESSETH :

That the GRANTORS, 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, and in accordance with Chapter 408 of the Nevada Revised Statutes do, by these present grant, bargain and sell unto the GRANTEE and to its assigns forever, for those purposes as contained in the aforesaid act, all that certain real prop-

erty together with any and all abutter's rights, including access rights appurtenant to the remaining property of said GRANTORS in and Interstate Route 80; said real property situate, lying and being in the County of Eureka, State of Nevada, and being four (4) parcels of land more fully described as follows:

PARCEL No. 697A

A piece or parcel of land situate, lying, and being in the County of Eureka, State of Nevada, and further described as being in portions of the following: the S-1/2 of the S-1/2 of Section 26, and the SW-1/4 of the SW-1/4 of Section 25, all in T. 33 N., R. 48 E., M.D.B.&M., and more fully described by metes and bounds as follows, to wit:

BEGINNING at a point on the centerline of the westbound land of Nevada Interstate Route 80, Federal Aid Project I-080-4(6)254 at Highway Engineer's Station "A<sub>w</sub>" 164+45.51 P.O.C., said point of beginning described as bearing N. 28° 46' 37" E. a distance of 1012.23 feet from the southwest corner of said Section 26; thence N. 10° 51' 56" W. a distance of 200.03 feet to an intersection with the northerly 200.00 foot highway right of way line; thence from a tangent which bears N. 79° 24' 28" E. curving to the right along said right of way line with a radius of 5200.00 feet through an angle of 20° 55' 43" an arc distance of 1899.42 feet to a point 200.00 feet right of and right angles to Highway Engineer's Station "A<sub>w</sub>" 182+70.93 P.T.; thence S. 79° 39' 49" E. along said right of way line a distance of 3277.77 feet to an intersection with the right or westerly 200.00 foot Southern Pacific Railroad Company right of way line; thence from a tangent which bears S. 55° 00' 44" E. curving to the right along said railroad right of way line with a radius of 1232.47 feet through an angle of 25° 39' 28" an arc distance of 551.92 feet to a point; thence S. 23° 20' 53" E. along the chord of a transition curve following the aforementioned railroad right of way line a distance of 110.85 feet to an intersection with the south boundary of said Section 25; thence WEST along said section line a distance of 327.19 feet to an intersection with the right or southerly 200.00 foot highway right of way line; thence N. 79° 39' 49" W. along said right of way line a distance of 3353.73 feet to a point 200.00 feet right of and at right angles to Highway Engineer's Station "A<sub>e</sub>" 183+27.07 P.T. = "A<sub>e</sub>" 183+68.91 P.O.T.; thence from a tangent which bears the last described course, curving to the left with a radius of 4900.00 feet through an angle of 21° 12' 07" an arc distance of 1813.21 feet to a point; thence N. 10° 51' 56" W. a distance of 306.88 feet to the point of beginning; said parcel contains an area of 60.44 acres, more or less.

Reserving, however, unto the GRANTOR access to a frontage road to be constructed northerly of proposed Interstate Route 80 from Highway Engineer's Station "A<sub>w</sub>" 164+45.51 P.O.C. to Highway Engineer's Station "A<sub>w</sub>" 215+50.00+ P. O. T.

PARCEL NO. 697B

A piece or parcel of land situate in the County of Eureka, State of Nevada, and further described as being in a portion of the S-1/2 of the SW-1/4 of Section 25, T. 33 N., R. 48 E., M.D.B.&M., and more fully described by metes and bounds as follows, to wit:

BEGINNING at the intersection of the left or northerly 200.00 foot highway right of way line of Nevada Interstate Route 80, Federal Aid Project I-080-4(6)254, and the left or easterly 300.00 foot Southern Pacific Railroad Company's Right of way line at a point 200.00 feet left of and at right angles to Highway Engineer's Station "A<sub>w</sub>" 223+46.37 P.O.T., and further described as bearing N. 72° 15' 20" E. a distance of 1189.17 feet from the southwest corner of said Section 25; thence S. 79° 39' 49" E. along said highway right of way line a distance of 441.83 feet to a point 200.00 feet left of and at right angles to Highway Engineer's Station "A<sub>w</sub>" 227+98.10 P.C.; thence from a tangent that bears the last described course curving to the right along said highway right of way line with a radius of 13,200.00 feet through an angle of 0° 20' 53" an arc distance of 80.19 feet to an intersection with the 100.00 foot right or westerly Western Pacific Railroad Company's right of way line; thence S. 12° 07' 01" E. along said Western Pacific Company's right of way line a distance of 274.66 feet to an intersection with the south boundary of the aforementioned Section 25, said section line being the south boundary of said described parcel; thence WEST along said section line a distance of 410.82 feet to an intersection with the left or easterly 300.00 foot Southern Pacific Railroad Company's right of way line; thence N. 23° 35' 11" W. along the chord of a transition curve following said Southern Pacific Company's right of way line a distance of 378.47 feet to a point; thence from a tangent that bears N. 29° 21' 16" W. curving to the left along said Southern Pacific Company's right of way line with a radius of 1732.47 feet through an angle of 0° 35' 31" an arc distance of 17.90 feet to the point of beginning, said parcel contains an area of 3.22 acres, more or less.

PARCEL No. 697C

A piece or parcel of land situate, lying, and being in the County of Eureka, State of Nevada, and further described as being in portions of the following: the SE-1/4 of the SW-1/4 and the SW-1/4 of the SE-1/4 of Section 25, T. 33 N., R. 48 E., M.D.B.&M., and more fully described by metes and bounds as follows, to wit:

BEGINNING at the intersection of the left or northerly 200.00 foot

highway right of way line of Nevada Interstate Route 80, Federal Aid Project I-080-4(6)254, and the left or easterly 100.00 foot Western Pacific Railroad Company's right of way line at a point 200.00 feet left of and measured radially from Highway Engineer's Station "Aw" 230+96.00 P.O.C., and further described as bearing N. 83° 03' 31" E. a distance of 1873.41 feet from the southwest corner of said Section 25; thence from a tangent that bears S. 78° 22' 14" E. curving to the right along said highway right of way line with a radius of 13,200.00 feet through an angle of 4° 08' 57" an arc distance of 955.30 feet to an intersection with the south boundary of the aforementioned Section 25, said section line being the south boundary of said described parcel; thence WEST along said Section line a distance of 879.89 feet to an intersection with the aforementioned left or easterly 100.00 foot Western Pacific Railroad Company's right of way line; thence N. 12°07' 01" W. along said railroad right of way line a distance of 231.57 feet to the point of beginning; said parcel contains an area of 2.41 acres, more or less.

PARCEL NO. 697D

A piece or parcel of land situate, lying, and being in the County of Eureka, State of Nevada, and further described as being in portions of the following: the E-1/2 of the NE-1/4 of Section 36, T. 33 N., R. 48 E., M.D.B.&M., and more fully described by metes and bounds as follows, to wit:

BEGINNING at a point which is Highway Engineer's station "Aw" 252+87.99 P.O.C., said point bears N. 15° 25' 38" W. a distance of 4916.03 feet from the southeast corner of Section 36, T. 33 N., R. 48 E., M.D.B.&M., thence NORTH a distance of 214.44 feet to a point on the 200 foot left or northerly right of way line of Nevada Interstate Route 80, thence from a tangent which bears S. 69° 01' 41" E., curving to the right, along said left or northerly right of way line, with a radius of 13,200 feet through an angle of 6° 13' 14" an arc distance of 1433.11 feet to an intersection with the east line of said Section 36; thence SOUTH Along the east line of said Section 36, a distance of 567.37 feet to an intersection with the 200 foot right or southerly right of way line; thence from a tangent which bears N. 61° 27' 01" W., curving to the left, along said left or southerly right of way line, with a radius of 12,800 feet, through an angle of 6° 28' 43", an arc distance of 1447.34 feet to an intersection with the west line of the NE-1/4 of the NE-1/4 of said Section 36; thence NORTH, along the west line of the NE-1/4 of the NE-1/4 of said Section 36, a distance of 318.98 feet to the point of beginning; said parcel contains 16.50 acres, more or less.

The undersigned GRANTOR... further covenant.. and agree.. for..... , ..... heirs, executors, administrators, successors and assigns as follows, to-wit:

... To waive and hereby do... 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 remainin adjacent lands and property of the GRANTOR by reason of the location, construction, landscaping and maintenance of said highway and appurtenances in said location.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hand the day and year first above written.

Tony Miller  
Vivian Miller

STATE OF CALIFORNIA )  
County of Sacramento ) ss.

On this 7th day of May, 1963, personally appeared before me, the undersigned, a Notary Pulbic in and for the County of Sacramento, State of California, Tony Miller and Vivian Miller known (or proved) to me to be the persons described in and who executed the foregoing instrument, who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(NOTARIAL SEAL)

Frances Scott  
Notary Public  
FRANCES SCOTT, Notary Public  
SACRAMENTO COUNTY, CALIFORNIA  
My Commission Expires August 2, 1963.

Recorded at the request of Pioneer Title Insurance Company of Nevada September 24, A.D. 1963 at 56 minutes past 11 A. M.

Willis A. DePaoli - Recorder.