Ptn. of APNs 004-330-03

005-100-01

Project: BHF-0306(0003)

E.A. 72840

Parcel: S-306-EU-015.708PE

AFTER RECORDING RETURN TO: NEVADA DEPT. OF TRANSPORTATION 1263 S. STEWART ST. CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY: HEIDI A. MIRELES NEVADA DEPT. OF TRANSPORTATION RIGHT-OF-WAY DIVISION 1263 S. STEWART ST. CARSON CITY, NV 89712 BOOK 378
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF DOT
State 9 Newada (DOT)
2004 APR 19 PM 1:59

EUREKA COUNTY, NEVADA M.H. REBALEATI, RECORDER FILE NO. FEES No. Leu

186615

EASEMENT DEED

THIS DEED, made this <u>22</u> day of <u>Deee m ber</u>, 20<u>01</u>, between ZEDA CORPORATION, a corporation organized and existing under and by virtue of the laws of the State of Nevada, 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 highway, it's appurtenances and utilities upon, over, under and across certain real property of the undersigned situate, lying and being in the County of Eureka, State of Nevada, and more particularly described as being a portion of the S 1/2 of Section 32, T. 32 N., R. 49 E., M.D.M., and a portion of the NE 1/4 of the NW 1/4 of Section 5, T. 31 N., R. 49 E., M.D.M., and more fully described by metes and bounds as follows, to wit:

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BEGINNING at a point on the right or northerly right-of-way line of SR-306, 75.00 feet right of and at right angles to Highway Engineer's Station "P" 10+00.00 P.O.T., which is equivalent to Highway Engineer's Station "A" 244+00.00 P.O.T.; said point of beginning further described as the northwesterly corner of that certain parcel of land described as PARCEL NO. 4 in the DEED FOR PUBLIC HIGHWAY filed in the Office of the County Recorder of Eureka County, Nevada, on April 21, 1939, in Book 22 of Deeds, Page 53, as File No. 22876; said point of beginning further described as bearing N. 78°24'47" E. a distance of 9,390.76 feet from the southwest corner of Section 31, T. 32 N., R. 49 E., M.D.M.; thence S. 13°03'19" E., along the westerly boundary line of said PARCEL NO. 4, a distance of 150.00 feet to a point on the left or southerly right-of-way line of said SR-306; thence along said southerly right-of-way line the following three (3) courses and distances:

- 1) S. 76°56'41" W. 678.02 feet;
- 2) from a tangent which bears the last described course, curving to the left with a radius of 1,925.00 feet, through an angle of 53°05'32", an arc distance of 1,783.77 feet;
- 3) S. 23°51'09" W. 1,187.15 feet to a point on the northeasterly boundary line of 1st. Ave. as shown on the MAP OF BEOWAWE filed in the Office of the County Recorder of Eureka County, Nevada, on June 15, 1908, in Book No. 1 of Surveys, Page 182, as File No. 2166;

thence N. 40°00'43" W., along said northeasterly boundary line, a distance of 167.08 feet to a point on the right or northwesterly right-of-way line of SR-306; thence along said northwesterly right-of-way line the following five (5) courses and distances:

- 1) N. 23°51'09" E. 250.09 feet;
- 2) N. 68°41'09" W. 44.51 feet;
- 3) N. 21°18'51" E. 732.61 feet;
- 4) from a tangent which bears the last described course, curving to the right with a radius of 2,100.00 feet, through an angle of 46°46'51", an arc distance of 1,714.61 feet;
- 5) N. 76°56'41" E. 1,068.59 feet to the point of beginning;

said parcel contains an area of 16.16 acres.

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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 its assigns forever.

IN WITNESS WHEREOF, the said GRANTOR, by and through its officers thereunto duly

authorized, has caused these presents to be executed the day and year first above written. ZEDA CORPORATION STATE OF Nevado EIKO day of December 2003, personally appeared before me, the undersigned, a Notary Public in and for , State of Lee Cariswold personally known (or proved) to me to be the person_ whose name is subscribed to the above instrument and who acknowledged to me that __he_ executed the same freely and voluntarily and for the uses and purposes thereby mentioned. IN WITNESS WHEREOF I have hereunto E set my hand and affixed my official seal the day Α and year in this certificate first above written. STEPHANIE SPRING Notary Public. State of Nevada Appointment No. 01699766 My Appt. Expires Sept. 1, 2005

D03-21

Page 3 of 3

STATE OF NEVADA DECLARATION OF VALUE

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(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

STATE OF NEVADA DECLARATION OF VALUE

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(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)