

Ptn. of APNs 004-330-03
005-100-01
Project: BHF-0306(0003)
E.A. 72840
Parcel: S-306-EU-015.708PE

BOOK 378 PAGE 286-288
OFFICIAL RECORDS
RECORDED AT THE REQUEST OF
State of Nevada (DOT)
2004 APR 19 PM 1:59

EUREKA COUNTY, NEVADA
M.H. REBALEATI, RECORDER
FILE NO. FEES *no fee*

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

186615

LEGAL DESCRIPTION PREPARED BY:
HEIDI A. MIRELES
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
1263 S. STEWART ST.
CARSON CITY, NV 89712

EASEMENT DEED

THIS DEED, made this 22 day of December, 2003, 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:

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 BEOVAWE 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.

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

By: Lee Griswold 12/22/03
Lee Griswold, President Date

STATE OF Nevada
Elko

On this 22 day of December, 2003, personally appeared before me, the undersigned, a Notary Public in and for Elko, State of Nevada, Lee Griswold 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.

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

Stephanie Spring



STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	186615
Book:	378 Page: 286-288
Date of Recording:	4-19-04
Notes:	

1. Assessor Parcel Number (s)
 a) 04-330-03
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam Res.
c) <input type="checkbox"/>	Condo/Twnhse	d) <input type="checkbox"/>	2-4 Plex
e) <input type="checkbox"/>	Apt. Bldg.	f) <input type="checkbox"/>	Comm/Indl
g) <input checked="" type="checkbox"/>	Agricultural	h) <input type="checkbox"/>	Mobile Home
i) <input type="checkbox"/>	Other		

3. Total Value/Sales Price of Property: \$ 500
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 2
 b. Explain Reason for Exemption:
STATE IS EXEMPT FROM TRANSFER TAX WHEN STATE IS GRANTEE

5. Partial Interest: Percentage being transferred: .40 AC %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Robert Martin Capacity R/W Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: <u>ZEDA CORPORATION</u>	Print Name: <u>DEPARTMENT OF TRANSPORTATION</u>
Address: <u>202 GOLD COURT</u>	Address: <u>1263 S. STEWART ST</u>
City: <u>CARLIN</u>	City: <u>CARSON CITY</u>
State: <u>NV</u> Zip: <u>89822</u>	State: <u>NV</u> Zip: <u>89712</u>

COMPANY/PERSON REQUESTING RECORDING
 (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument#:	186615
Book:	378 Page: 286-288
Date of Recording:	4-19-04
Notes:	

1. Assessor Parcel Number (s)
 a) AV05-100.01
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input type="checkbox"/> | Comm/Indl |
| g) <input checked="" type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

3. Total Value/Sales Price of Property: \$ 5,450
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 2
 b. Explain Reason for Exemption: STATE IS EXEMPT FROM TRANSFER TAX WHEN STATE IS GRANTED

5. Partial Interest: Percentage being transferred: 3.1 %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Robert Martin Capacity Right of Way Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: ZEDA CORPORATION
 Address: 202 GOLD COURT
 City: CARLIN
 State: NV Zip: 89822

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: DEPARTMENT OF TRANSPORTATION
 Address: 1263 S. STEWART ST
 City: CARSON CITY
 State: NV Zip: 89712

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)