

**DOC # 0212996**

12/29/2008

02:17 PM

**Official Record**

Recording requested By  
STATE OF NEVADA (DOT)

**Eureka County - NV**

**Mike Rebaleati - Recorder**

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RPTT: Recorded By: FES

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0212996

Ptn. of APN 001-122-01

AFTER RECORDING RETURN TO:  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
ATTN: MARGARET ORCI  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

LEGAL DESCRIPTION PREPARED BY:  
HALANA D. SALAZAR  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

Project MS-0780(001)  
E.A. 73339  
Parcel S-780-EU-002.153

DEED

THIS DEED, made this 8 day of JULY, 2008 between  
BRUCE C. BEATTIE and JUDITH C. BEATTIE, husband and wife as joint tenants, 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, bargain, and sell unto  
the GRANTEE and to its assigns forever, for those purposes as contained in Chapter 408 of  
the Nevada Revised Statutes, all that certain real property of GRANTOR, said real property  
situate, lying and being in the Townsite of Eureka, County of Eureka, State of Nevada, and more  
particularly described as being a portion of the SW 1/4 of Section 13, T. 19 N., R. 53 E., M.D.M.,  
and further described as being a portion of Lots 1 through 6, inclusive, of Block 54 shown on the  
PLAT OF THE TOWNSITE OF EUREKA, NEVADA, filed for record as File No. 127447 on  
June 20, 1989 in the Office of the Eureka County Recorder and more fully described by metes  
and bounds as follows, to wit:

BEGINNING at a point on the right or easterly right-of-way line of SR-780 (Ruby Hill Avenue) and the easterly boundary line of said Block 54, 21.55 feet right of and at right angles to Highway Engineer's Station "A" 116+25.42 P.O.T.; said point of beginning further described as bearing N. 81°15'26" E., a distance of 1,139.47 feet from a found USC&GS brass disk in rock stamped "TANK 1898 1954" and shown as USCG Sta. TANK on said PLAT OF THE TOWNSITE OF EUREKA; thence S. 27°59'38" W., along said easterly right-of-way line, a distance of 266.82 feet to the westerly boundary line of said Block 54; thence N. 9°01'24" W., along said westerly boundary line, a distance of 2.64 feet to the northwest corner of said Block 54 and the former right or easterly right-of-way line of said SR-780; thence N. 26°21'36" E., along said former easterly right-of-way line and the northwesterly boundary line of said Block 54, a distance of 277.91 feet to the northeast corner of said Block 54; thence S. 8°01'24" E., along said easterly boundary line of Block 54, a distance of 16.18 feet to the point of beginning; said parcel contains an area of 1,482 square feet (0.03 of an acre).

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 27 DATUM, Central Zone.

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 any heirs, successors and assigns forever.

IN WITNESS WHEREOF said GRANTOR has hereunto signed on the day and year first above written.

By: Bruce C. Beattie 8 JUL 2008  
BRUCE C. BEATTIE Date

By: Judith C. Beattie 8 July 2008  
JUDITH C. BEATTIE Date

STATE OF \_\_\_\_\_  
\_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, the undersigned, a Notary Public in and for the \_\_\_\_\_, State of \_\_\_\_\_ 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.

S  
E  
A  
L

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

see attested

STATE OF \_\_\_\_\_  
\_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, personally appeared before me, the undersigned, a Notary Public in and for the \_\_\_\_\_, State of \_\_\_\_\_ 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.

S  
E  
A  
L

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

\_\_\_\_\_



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California )

County of Alameda )

On July 8, 2008 before me, Mary Ann Harrel, Notary Public, personally appeared BRUCE C. BEATTIE and JUDITH C. BEATTIE,

who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Mary Ann Harrel

Mary Ann Harrel, Notary Public  
(510) 849-0402

OPTIONAL INFORMATION

Title of Type of Document Deed

Date of Document 7-8-08 No. of Pages 3

Signer(s) Other Than Named Above None

**STATE OF NEVADA  
DECLARATION OF VALUE**

**DOC # DV-212996**

12/29/2008

02:17 PM

**Official Record**

Recording requested By  
STATE OF NEVADA (DOT)

**FOR RECOR**

Document/In

Book: \_\_\_\_\_

Date of Recd: \_\_\_\_\_

Notes: \_\_\_\_\_

**Eureka County - NV**

**Mike Rebaleati - Recorder**

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**1. Assessor Parcel Number (s)**

- a) ptn. of 001-122-01
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Fam Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bidg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

**3. Total Value/Sales Price of Property:**

\$ 3,690.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 0

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: #2
- b. Explain Reason for Exemption: State of Nevada as Grantee

**5. Partial Interest: Percentage being transferred: 8 %**

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 [Signature] Capacity Right-of-Way Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Bruce & Judith Beattie  
 Address: 1648 Ward St.  
 City: Berkley  
 State: CA Zip: 94703

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: State of Nevada  
 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: \_\_\_\_\_