

Official Record

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$19.00

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RPTT:

Recorded By: AE

Book- 250 Page- 0313

511

Ptn. of APN 14-010-06

AFTER RECORDING RETURN TO:
NEVADA DEPT. OF TRANSPORTATION
RIGHT-OF-WAY DIVISION
ATTN: STAFF SPECIALIST ACQ.
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: SPSR-0317(005)
E.A.: 73328
Parcel: S-317-LN-047.005
S-317-LN-047.007
S-317-LN-047.039
S-317-LN-047.060

DEED

THIS DEED, made this 19th day of August, 2009
between REBEL ROCK RANCH, LLC, 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

Parcel: S-317-LN-047.005

Situate, lying and being in the County of Lincoln State of Nevada, and more particularly
described as being a portion of the NW ¼ of Section 35 T 5 S., R.66 E., MDM., and more fully
described by metes and bounds as follows, to wit:

BEGINNING at a point on the west Section line of said Section 35
and the right or easterly right-of-way line of SR-317, 42.00 feet right of



Parcel: S-317-LN-047.005 (continued)

and measured radially from Highway Engineer's Station "X6" 588+91.82 P.O.C.; said point of beginning further described as bearing S. 67°02'45" W. a distance of 1,428.83 feet from the west one-sixteenth corner common to said Section 35 and Section 26, T. 5 S., R. 66 E., M.D.M.; said corner further described as being a 2.5" GLO BRASS CAP ON 1" PIPESTEM IN A SCATTERED 3' COLLAR OF STONES, STAMPED "W 1/16 S26/S35 1917"; thence N. 0°32'33" W., along said west section line, a distance of 11.59 feet, coincident with the former right or easterly right-of-way line of said SR-317; thence from a tangent which bears N. 73°09'21" E., curving to the right along said former right or easterly right-of-way line, with a radius of 475.00 feet, through an angle of 5°26'29", an arc distance of 45.11 feet; thence from a tangent which bears N. 78°35'50" E., curving to the left along said former easterly right-of-way line, with a radius of 857.67 feet, through an angle of 3°34'29", an arc distance of 53.51 feet to the westerly right-of-way line of the Union Pacific Railroad; thence S. 24°48'37" W., along said westerly railroad right-of-way line, a distance of 4.43 feet to said right or easterly right-of-way line of SR-317; thence along said right or easterly right-of-way line the following three (3) courses and distances:

- 1) from a tangent which bears S. 76°13'58" W., curving to the right with a radius of 832.00 feet, through an angle of 3°41'03", an arc distance of 53.50 feet;
- 2) S. 10°04'59" E. - 10.00 feet;
- 3) from a tangent which bears S. 79°55'01" W., curving to the left with a radius of 458.00 feet, through an angle of 5°33'17", an arc distance of 44.40 feet to the point of beginning;

said parcel contains an area of 672 square feet (0.02 of an acre).

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 27 DATUM, East Zone, as determined by the State of Nevada, Department of Transportation.

EXCEPTING THEREFROM all water rights under or appurtenant to the parcel of land hereinabove described.

Parcel: S-317-LN-047.007

Situate, lying and being in the County of Lincoln, State of Nevada, and more particularly described as being a portion of the NW ¼ of Section 35, T.5.S., R.66 E., M.D.M., and more particularly described by metes and bounds as follows. To wit:

BEGINNING at a point on the west section line of said Section 35 and the left or westerly right-of-way line of SR-317, 45.00 feet left of and measured radially from Highway Engineer's Station



Parcel: S-317-LN-047.007 (continued)

"X6" 589+13.23 P.O.C.; said point of beginning further described as bearing S. 70°26'40" W. a distance of 1,397.13 feet from the west one-sixteenth corner common to said Section 35 and Section 26, T. 5 S., R. 66 E., M.D.M.; said corner further described as being a 2.5" GLO BRASS CAP ON 1" PIPESTEM IN A SCATTERED 3' COLLAR OF STONES, STAMPED "W 1/16 S26/S35 1917"; thence from a tangent which bears N. 76°48'57" E., curving to the right along said left or westerly right-of-way line, with a radius of 545.00 feet, through an angle of 3°06'04", an arc distance of 29.50 feet to a point of reverse curvature; thence from a tangent which bears N. 79°55'01" E., curving to the left along said westerly right-of-way line, with a radius of 755.00 feet, through an angle of 8°30'48", an arc distance of 112.18 feet to the westerly right-of-way line of the Union Pacific Railroad; thence S. 24°48'37" W., along said westerly railroad right-of-way line, a distance of 10.35 feet to the former left or westerly right-of-way line of SR-317; thence from a tangent which bears S. 70°59'17" W., curving to the right along said former left or westerly right-of-way line, with a radius of 792.67 feet, through an angle of 7°36'33", an arc distance of 105.27 feet to a point of reverse curvature; thence from a tangent which bears S. 78°35'50" W., curving to the left along said former westerly right-of-way line, with a radius of 540.00 feet, through an angle of 3°26'03", an arc distance of 32.37 feet to said west section line of Section 35; thence N. 0°32'33" W., along said west section line, a distance of 10.63 feet to the point of beginning; said parcel contains an area of 1,231 square feet (0.03 of an acre).

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 27 DATUM, East Zone, as determined by the State of Nevada, Department of Transportation.

EXCEPTING THEREFROM all water rights under or appurtenant to the parcel of land hereinabove described.

Parcel: S-317-LN-047.039

Situate, lying and being in the County of Lincoln, State of Nevada, and more particularly described as being a portion of the NW 1/4 of Section 35, T. 5 S., R. 66 E., M.D.M., and more fully described by metes and bounds as follows, to wit:

BEGINNING at an intersection of the right or easterly right-of-way line of SR-317 with the easterly right-of-way line of the Union Pacific Railroad, 35.00 feet right of and measured radially from Highway Engineer's Station "X6" 591+20.83 P.O.C.; said point of beginning further described as bearing S. 65°59'45" W. a distance of 1,196.89 feet from the west one-sixteenth corner common to said Section 35 and Section 26, T. 5 S., R. 66 E., M.D.M.; said corner further described as being a 2.5" GLO BRASS CAP ON 1" PIPESTEM IN A SCATTERED 3' COLLAR OF STONES, STAMPED "W 1/16 S26/S35 1917"; thence N. 24°48'37" E.,



Parcel: S-317-LN-047.039 (continued)

along said easterly railroad right-of-way line, a distance of 12.80 feet;
thence along the former right or easterly right-of-way line of SR-317 the
following four (4) courses and distances:

- 1) from a tangent which bears N. 65°39'00" E., curving to the left with a radius of 857.67 feet, through an angle of 13°02'52", an arc distance of 195.31 feet;
- 2) N. 52°36'08" E. - 254.02 feet;
- 3) from a tangent which bears the last described course, curving to the left with a radius of 825.00 feet, through an angle of 5°12'16", an arc distance of 74.94 feet;
- 4) S. 42°36'08" E. - 3.36 feet to said right or easterly right-of-way line of SR-317;

thence along said right or easterly right-of-way line the following six (6)
courses and distances:

- 1) from a tangent which bears S. 46°27'27" W., curving to the right with a radius of 880.00 feet, through an angle of 6°08'41", an arc distance of 94.38 feet;
- 2) S. 52°36'08" W. - 132.42 feet;
- 3) S. 37°23'52" E. - 30.00 feet;
- 4) S. 52°36'08" W. - 100.08 feet;
- 5) N. 37°23'52" W. - 25.00 feet;
- 6) from a tangent which bears S. 52°36'08" W., curving to the right with a radius of 835.00 feet, through an angle of 14°23'00", an arc distance of 209.62 feet to the point of beginning;

said parcel contains an area of 6,478 square feet (0.15 of an acre).

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 27 DATUM, East Zone, as determined by the State of Nevada, Department of Transportation.

EXCEPTING THEREFROM all water rights under or appurtenant to the parcel of land hereinabove described.



Parcel: S-317-LN-047.060

Situate, lying and being in the County of Lincoln, State of Nevada, and more particularly described as being a portion of the NW 1/4 of Section 35, T. 5 S., R. 66 E., M.D.M., and more fully described by metes and bounds as follows, to wit:

BEGINNING at an intersection of the left or westerly right-of-way line of SR-317 with the easterly right-of-way line of the Union Pacific Railroad, 45.00 feet left of and measured radially from Highway Engineer's Station "X6" 592+21.67 P.O.C.; said point of beginning further described as bearing S. 70°22'41" W. a distance of 1,103.73 feet from the west one-sixteenth corner common to said Section 35 and Section 26, T. 5 S., R. 66 E., M.D.M.; said corner further described as being a 2.5" GLO BRASS CAP ON 1" PIPESTEM IN A SCATTERED 3' COLLAR OF STONES, STAMPED "W 1/16 S26/S35 1917"; thence along said left or westerly right-of-way line the following three (3) courses and distances:

- 1) from a tangent which bears N. 59°45'48" E., curving to the left with a radius of 755.00 feet, through an angle of 7°09'40", an arc distance of 94.36 feet;
- 2) N. 52°36'08" E. - 100.08 feet;
- 3) S. 37°23'52" E. - 5.00 feet to the former left or westerly right-of-way line of SR-317;

thence S. 52°36'08" W., along said former left or westerly right-of-way line, a distance of 102.54 feet; thence from a tangent which bears the last described course, curving to the right along said former westerly right-of-way line, with a radius of 792.67 feet, through an angle of 7°15'55", an arc distance of 100.51 feet to said easterly right-of-way line of the Union Pacific Railroad; thence N. 24°48'37" E., along said easterly railroad right-of-way line, a distance of 9.71 feet to the point of beginning; said parcel contains an area of 1,017 square feet (0.02 of an acre).

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 27 DATUM, East Zone, as determined by the State of Nevada, Department of Transportation.

EXCEPTING THEREFROM all water rights under or appurtenant to the parcel of land hereinabove described.



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.

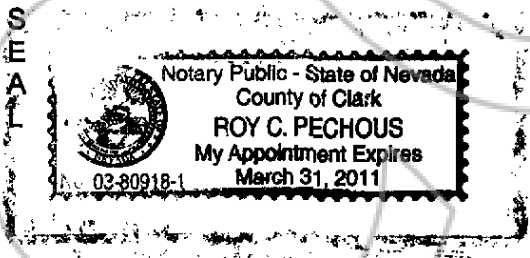
IN WITNESS WHEREOF, the said GRANTOR, by and through its officers thereunto duly authorized, has caused these presents to be executed the day and year first above written.

REBEL ROCK RANCH, LLC

By: [Signature] 4-16-09
Michael C. North, Manager Date

STATE OF Nevada
County of Clark

On this 16th day of April, 2009, personally appeared before me, the undersigned, a Notary Public in and for the County of Clark, State of Nevada, 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 set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature: Roy C. Pechous]

Recording requested By
FIRST AMERICAN TITLE COMPANY

Lincoln County - NV
Leslie Boucher - Recorder

Page 1 of 1 Fee: \$19.00
Recorded By: AE RPTT:
Book- 250 Page- 0313

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 014-010-06
- b) _____
- c) _____
- d) _____

2. Type of Property

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

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 02
- b. Explain reason for exemption: Transfer to a government entity

5. Partial Interest: Percentage being transferred: _____ %

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 parties agree that 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: Alison Long
Signature: Alison Long

Capacity: Grantor
Capacity: Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Rebel Rock Ranch, LLC
Address: 727 Sweet Spring
City: Santa Clara
State: UT Zip: 84765

Print Name: Nevada Department of Transportation
Address: P.O. Box 170
City: Las Vegas
State: NV Zip: 89125

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
Company National Commercial
Print Name: Services
Address 2490 Paseo Verde Parkway, #100
City: Henderson

File Number: NCS-323165-HHLV mf/mf
State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)