

**Official Record**

Recording requested By  
NEVADA DEPARTMENT OF TRANSPORTATION

**Lincoln County - NV**

**Leslie Boucher - Recorder**

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RPTT: Recorded By: LB  
Book- 301 Page- 0501

513B

Ptn. of APN 014-010-24

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:  
ANTHONY J. WHITTINGTON  
NEVADA DEPT. OF TRANSPORTATION  
RIGHT-OF-WAY DIVISION  
1263 S. STEWART ST.  
CARSON CITY, NV 89712

Control Section: LN-24  
Project: SPSR-0317(006)  
E.A.: 73901  
Parcels: S-317-LN-046.999TE  
S-317-LN-047.038TE

**TEMPORARY EASEMENT DEED**

THIS DEED, made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
between Rebel Rock Ranch, LLC, a Nevada Limited Liability Company, 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 for those purposes as contained in Chapter 408 of the Nevada Revised  
Statutes, a temporary easement upon, over and across certain real property of the  
undersigned for business access. Said easement 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 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:

Parcel S-317-LN-046.999TE

COMMENCING at a 3.25" GLO BRASS CAP ON 3" PIPE,  
STAMPED "1/4 S26|S35 1916", shown and delineated as a "Found,  
Standard B.L.M. brass cap for quarter corner" on that certain Record of  
Survey For Rebel Rock Ranch, LLC and Richard & Meredith Rankin, filed



for record on May 22, 2014, as Document No. 0145413, Official Records, Lincoln County, Nevada; thence S. 89°32'52" W., along the north line of Section 35, T. 5 S., R. 66 E., a distance of 1,319.19 feet to a 2.5" GLO BRASS CAP ON A 1" PIPESTEM, STAMPED "W1/16 S26|S35 1917", shown and delineated as "FOUND, G.L.O. brass cap W1/16TH corner Sections 26/35" on said Record of Survey; thence S. 67°02'45" W., a distance of 1,428.82 feet to the POINT OF BEGINNING; said point of beginning being the intersection of the west line of said Section 35 and the right or southerly right-of-way line of SR-317 (Rainbow Canyon Rd.), 42.00 feet right of and measured radially from Highway Engineer's Station "X6" 588+91.81 P.O.C.; thence along said southerly right-of-way line of SR-317 the following three (3) courses and distances:

- 1) from a tangent which bears N. 74°21'44" E., curving to the right with a radius of 458.00 feet, through an angle of 5°33'17", an arc distance of 44.40 feet;
- 2) N. 10°04'59" W. – 10.00 feet to a non-tangent curve;
- 3) from a tangent which bears N. 79°55'01" E., curving to the left with a radius of 832.00 feet, through an angle of 3°41'03", an arc distance of 53.50 feet to the northwesterly right-of-way line of the Union Pacific Railroad;

thence along said northwesterly right-of-way line S. 24°48'37" W., a distance of 35.45 feet to a non-tangent curve; thence from a tangent which bears S. 77°42'21" W., curving to the right, with a radius of 860.00 feet, through an angle of 5°19'46", an arc distance of 79.99 feet to the west line of said Section 35; thence N. 0°32'33" W., along the west line of said section, a distance of 14.78 feet to the point of beginning; said parcel contains an area of 1,980 square feet.

Parcel S-317-LN-047.038TE

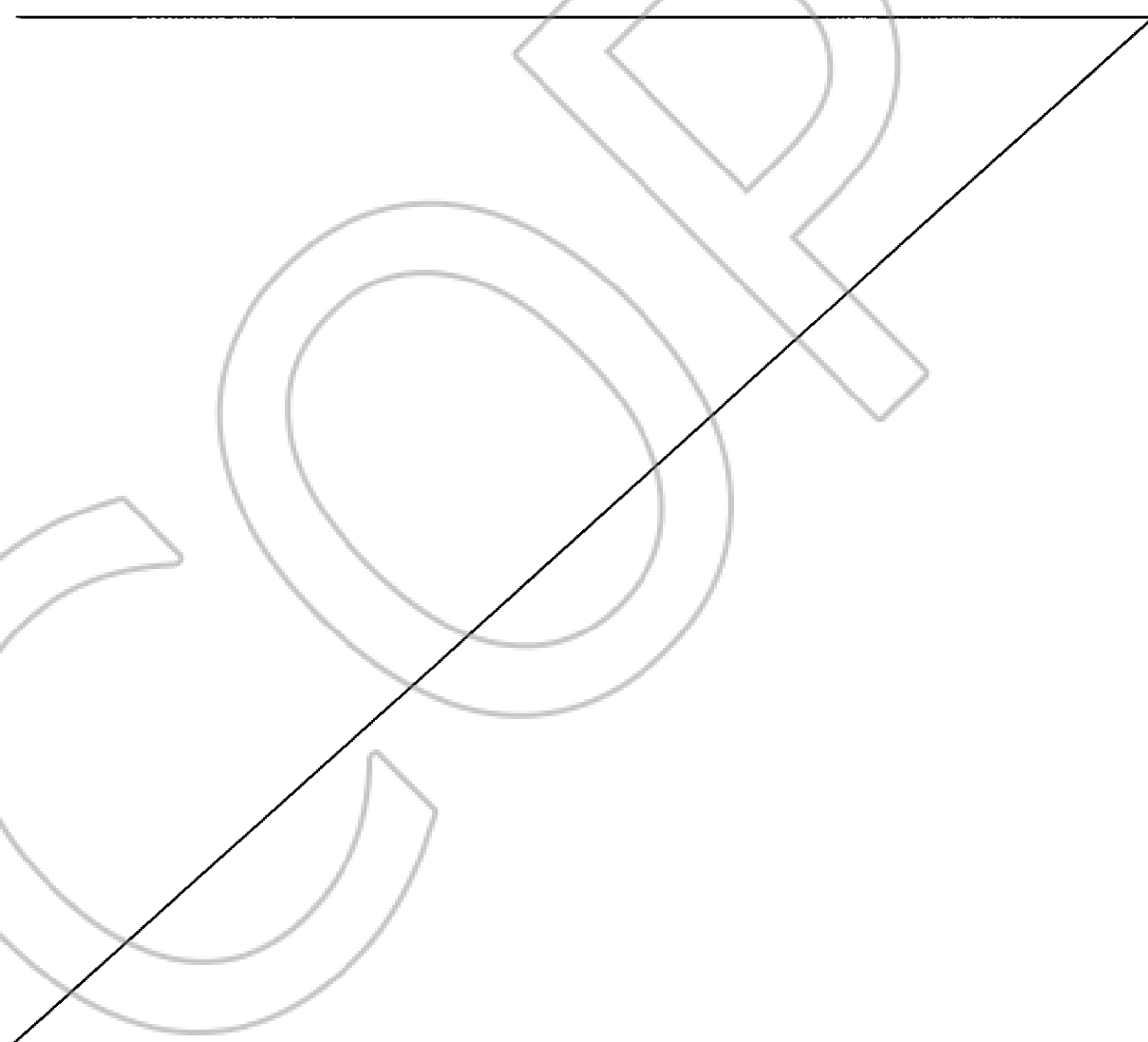
COMMENCING at a 3.25" GLO BRASS CAP ON 3" PIPE, STAMPED "1/4 S26|S35 1916", shown and delineated as a "Found, Standard B.L.M. brass cap for quarter corner" on that certain Record of Survey For Rebel Rock Ranch, LLC and Richard & Meredith Rankin, filed for record on May 22, 2014, as Document No. 0145413, Official Records, Lincoln County, Nevada; thence S. 89°32'52" W., along the north line of Section 35, T. 5 S., R. 66 E., a distance of 1,319.19 feet to a 2.5" GLO BRASS CAP ON A 1" PIPESTEM, STAMPED "W1/16 S26|S35 1917", shown and delineated as "FOUND, G.L.O. brass cap W1/16TH corner Sections 26/35" on said Record of Survey; thence S. 65°59'45" W., a distance of 1,196.89 feet to the POINT OF BEGINNING; said point of beginning being the intersection of the west line of said section 35 and the right or southerly right-of-way line of SR-317 (Rainbow Canyon Rd.), 35.00 feet right of and measured radially from Highway Engineer's Station "X6" 591+20.84 P.O.C.; thence from a tangent which bears



N. 66°59'08" E., curving to the left along said southerly right-of-way line, with a radius of 835.00 feet, through an angle of 14°23'00", an arc distance of 209.62 feet; thence S. 37°23'52" E., a distance of 25.00 feet to a non-tangent curve; thence from a tangent which bears S. 52°36'08" W., curving to the right, with a radius of 860.00 feet, through an angle of 16°11'26", an arc distance of 243.02 feet to the southeasterly right-of-way line of the Union Pacific Railroad; thence N. 24°48'37" E., along said southeasterly right-of-way line, a distance of 36.60 feet to the point of beginning; said parcel contains an area of 5,660 square feet.

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.

The above described temporary rights shall commence on August 1, 2016 and shall continue through and include the termination date of December 31, 2017.





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 for the term of this temporary easement deed.

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

Rebel Rock Ranch, LLC, A Nevada Limited Liability Company

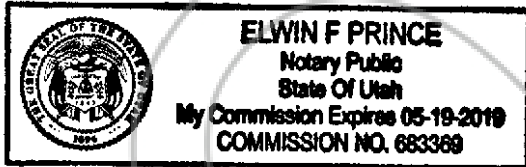
By: [Signature]  
Michael C. North, Manager

If signer shall be a corporation, trust, partnership or other unnatural person, an authorized person must sign on behalf of the signer. The agreement must be executed by the person approved by the bylaws, articles, or a certified, stamped copy of a resolution of the board of directors as provided with the executed agreement.

State of of UTAH  
County of WASHINGTON

This instrument was acknowledged before me on February 19, 2016 by Michael C. North as Manager of Rebel Rock Ranch, LLC, a Nevada Limited Liability Company.

S  
E  
A  
L



[Signature]  
(Signature of notarial officer)  
NOTARY PUBLIC  
(Title and rank (optional))

Recording requested By  
NEVADA DEPARTMENT OF TRANSPORTATION

Lincoln County - NV  
Leslie Boucher - Recorder

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Recorded By: LB RPTT:  
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STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)  
a) PTN of APN 014-010-24  
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  
 Other Temporary Easement

FOR RECORDER'S OPTIONAL USE ONLY  
Book: \_\_\_\_\_ Page: \_\_\_\_\_  
Date of Recording: \_\_\_\_\_  
Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 1.00  
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: Temporary easement deed transfer to state of Nevada

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 Thomas Perry Capacity R/W Agent NDOT

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

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

Print Name: State of Nevada  
Address: 1263 S. Stewart Street  
City: Carson City  
State: NV Zip: 89712

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

Print Name: Thomas Perry Escrow #: \_\_\_\_\_  
Address: 1263 S. Stewart St.  
City: Carson City State: NV Zip: 89712