

Official Record

Recording requested By
NEVADA DEPARTMENT OF TRANSPORTATION

Lincoln County - NV

Leslie Boucher - Recorder

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513B

Ptn. of APN 014-010-25

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-047.004TE
S-317-LN-047.062TE

TEMPORARY EASEMENT DEED

THIS DEED, made this ____ day of _____, 20____
between Meredith R. Rankin, Trustee of the Rankin 1977 Trust, dated January 13, 1977,
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-047.004TE

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. 70°26'40" W., a distance of 1,397.12 feet to the POINT OF BEGINNING; said point of beginning being the intersection of the west line of said Section 35 and the left or northerly right-of-way line of SR-317 (Rainbow Canyon Rd.), 45.00 feet left of and measured radially from Highway Engineer's Station "X6" 589+13.23 P.O.C.; thence N. 0°32'33" W., along said west line of Section 35, a distance of 79.13 feet; thence N. 69°23'41" E., a distance of 205.89 feet to the westerly right-of-way line of the Union Pacific Railroad; thence S. 24°48'37" W., along said westerly right-of-way line, a distance of 129.87 feet to a non-tangent curve and said northerly right-of-way line of SR-317; thence from a tangent which bears S. 71°24'13" W., curving to the right along said northerly right-of-way line, with a radius of 755.00 feet, through an angle of 8°30'47", an arc distance of 112.18 feet to a point of reverse curvature; thence from a tangent which bears S. 79°55'01" W., curving to the left, along said northerly right-of-way line, with a radius of 545.00 feet, through a central angle of 3°06'04", an arc distance of 29.50 feet to the point of beginning; said parcel contains an area of 15,066 square feet.

Parcel S-317-LN-047.062TE

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. 70°22'41" W., a distance of 1,103.73 feet to the POINT OF BEGINNING; said point of beginning being the intersection of said easterly right-of-way line of Union Pacific Railroad and the left or northwesterly right-of-way line of SR-317 (Rainbow Canyon Rd.), 45.00 feet left of and measured radially from Highway Engineer's Station "X6" 592+21.68 P.O.C.; thence N. 24°48'37" E., along said easterly right-of-way line, a distance of 311.97 feet; thence S. 64°33'02" E., a distance of 175.63 feet to a non-tangent curve on said northwesterly right-of-way line of SR-317; thence along said right-of-way line the following five (5) courses and distances:

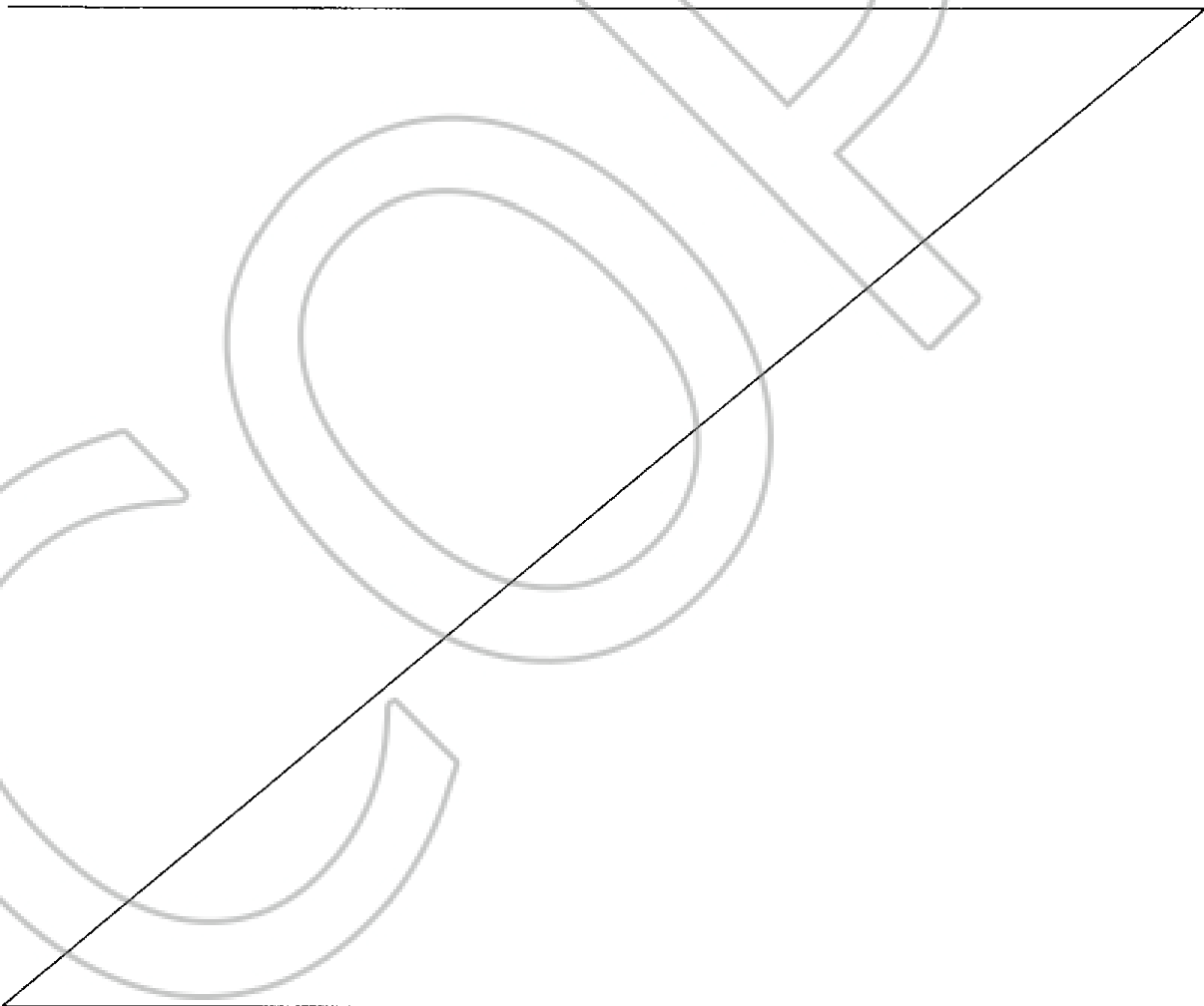
- 1) from a tangent which bears S. 51°48'49" W., curving to the right with a radius of 760.00 feet, through an angle of 0°47'19", an arc distance of 10.46 feet;



- 2) S. 52°36'08" W. – 151.47 feet;
- 3) N. 37°23'52" W. – 5.00 feet;
- 4) S. 52°36'08" W. – 100.08 feet;
- 5) from a tangent which bears the last described course, curving to the right with a radius of 755.00 feet, through an angle of 7°09'40", an arc distance of 94.36 feet to the point of beginning; said parcel contains an area of 28,190 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.

Rankin 1977 Trust, dated January 13, 1977,

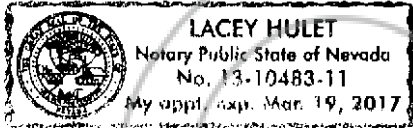
By: Meredith Rankin Trustee
Meredith R. Rankin, Trustee

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 Nevada
County of Lincoln

This instrument was acknowledged before me on Jan. 28, 2016 by Meredith R. Rankin as Trustee of the Rankin 1977 Trust, dated January 13, 1977.

S
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L



L Hulet
(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:
Book- 301 Page- 0505

STATE OF NEVADA
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
a) PTN. of 014-010-25
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 Perez Capacity R/w Agent NDOT

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Meredith R. Rankin, Trustee
Address: P.O. Box 458
City: Alamo
State: NV Zip: 89008

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 Perez Escrow #: _____
Address: 1263 S Stewart Street
City: Carson City State: NV Zip: 89712