

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 002-105-01
- b) _____
- c) _____
- d) _____

473311
MAR 20 2017

2. Type of Property:

- | | | | |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" 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'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY
Notes: _____

3. Total Value/Sales Price of Property:

	\$ 792,000.00
Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ _____
Real Property Transfer Tax Due:	\$ <u>3088.80</u> 158.40

2930.40

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 100 %

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 Diana Callahan Capacity Staff Specialist
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)
Print Name: Nevada Dept of Transportation
Address: 1263 S. Stewart St.
City: Carson City
State: NV Zip: 89712

(REQUIRED)
Print Name: Heybourne Airport Center, LLC
Address: PO Box 2826
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Diana Callahan Escrow # 143-2515397
Address: 1263 S. Stewart St.
City: Carson City State: NV Zip: 89712

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

890

All of APN 002-105-01
Projects: QF-395-1(6) & NH-DPI-0092(2)
E.As.: 71366 & 73914
Parcel: U-395-CC-005.670 XS1
Surplus No.: SUR 08-11

Nevada Dept of Transportation
2017 MAR 20 PM 1:06
FILE NO. **473311**
SUSAN MERRIWETHER
CARSON CITY RECORDER
FFS/70 DEP

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

MAIL TAX STATEMENTS TO:
HEYBOURNE AIRPORT CENTRE, LLC
PO BOX 2826
MINDEN, NV 89423

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

QUITCLAIM DEED

THIS DEED, made this 3 day of February, 2017,
between the STATE OF NEVADA, acting by and through its Department of Transportation,
hereinafter called GRANTOR, and Heybourne Airport Centre, LLC, whose mailing address is
PO Box 2826, Minden, NV 89423, hereinafter called GRANTEE,

WITNESSETH:

That said 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, and acting in accordance with the provisions of
Chapter 408 of the Nevada Revised Statutes, does hereby remise, release and forever
quitclaim unto the said GRANTEE all of the right, title and fee interest of said GRANTOR in
and to that certain real property situate, lying and being in Carson City, State of Nevada, and
more particularly described as being portions of the W 1/2 of the SE 1/4 of Section 9, T.15 N.,
R. 20 E. M.D.M., and more fully described by metes and bounds as follows:

BEGINNING at a point on the left or westerly right-of-way line of
US-395, 292.92 feet left of and at right angles to Highway Engineer's
Station "O" 315+15.53 P.O.T.; said point further described as bearing
N. 15°58'11" E., a distance of 1,053.64 feet from the south quarter
corner of said Section 9, said corner described as being a 1.5" IRON

PIPE WITH RLS TAG #2096, thence S. 72°16'43" W., along said left or westerly right-of-way line of US-395, a distance of 233.06 feet to the easterly right-of-way line of Russell Way; thence from a tangent which bears the last described course, curving to the right, along said right-of-way of Russell Way, with a radius of 20.00 feet, through an angle of 108°25'28", an arc distance of 37.85 feet; thence N. 0°42'11" E., along said right-of-way line, a distance of 800.15 feet to said westerly right-of-way line of US-395; thence S. 17°39'32" E., along said right-of-way line, a distance of 785.46 feet to the point of beginning; said parcel contains an area of 2.35 acres (102,248 square feet).

RESERVING unto the GRANTOR and CARSON CITY a sixteen-foot (16') wide perpetual easement for access and maintenance located across PARCEL 4 shown on that certain PARCEL MAP #2 FOR THEODORE H. STOKES, FILE NO. 78860, filed for record on April 27, 1978 in the Official Records of Carson City, Nevada as Parcel Map 649. Said easement further described as follows:

BEGINNING at a point on the left or westerly right-of-way line of US-395, 243.11 feet left of and at right angles to Highway Engineer's Station "O" 321+96.68 P.O.T.; thence leaving said right-of-way line S. 72°20'28" W. a distance of 20.73 feet; thence N. 89°17'49" W. a distance of 12.61 feet to the easterly right-of-way line of Russell Way; thence along said easterly right-of-way, N. 0°42'11" E. a distance of 16.00 feet; thence leaving said right-of-way line, S. 89°17'49" E. a distance of 10.02 feet; thence N. 72°20'28" E. a distance of 18.15 feet to the westerly right-of-way line of US-395; thence S. 17°39'32" E., along said right-of-way line, a distance of 16.00 feet to the point of beginning; said parcel contains an area of 492 square feet (0.01 of an acre).

Said perpetual easement is delineated by cross-hatching. No permanent structure shall be built upon, over or across the above described perpetual easement.

Said parcel is delineated and identified as Parcel U-395-CC-005.670 XS1 on EXHIBIT "A" attached hereto and made a part hereof.

EXCEPTING THEREFROM any and all water rights appurtenant to said parcel.

SUBJECT TO any and all existing utilities, whether of record or not.

The above described parcel shall have no access in and to US-395.

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

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and its seal to be hereunto affixed the day and year first above written.

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STATE OF NEVADA, acting by and through its DEPARTMENT OF TRANSPORTATION

John M. Terry
John M. Terry, Asst., Director

REVIEWED AND RECOMMENDED BY:

N/A
District Engineer

Ruth Borrelli
Ruth Borrelli, Chief Right-of-Way Agent

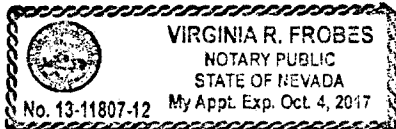
APPROVED FOR LEGALITY AND FORM:

Lowell L. ... 2-1-2017
Lowell L. ..., Deputy Attorney General

STATE OF NEVADA
CARSON CITY

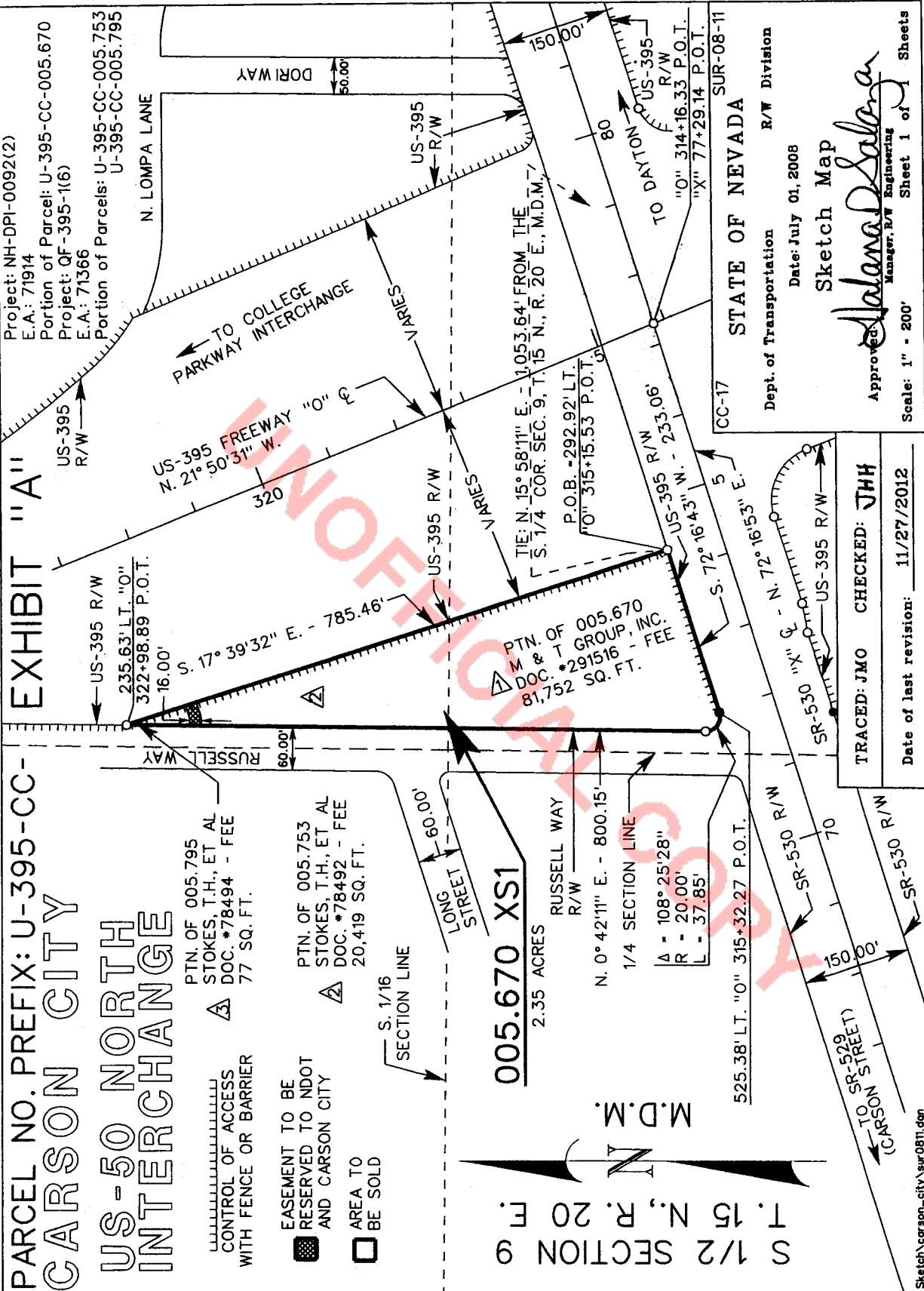
On this 3rd day of February, 2017, personally appeared before me, the undersigned, a Notary Public in and for Carson City, State of Nevada, John M. Terry personally known (or proved) to me to be the Assistant Director of the Department of Transportation of the State of Nevada who subscribed to the above instrument for the Nevada Department of Transportation under authorization of Nevada Revised Statutes, 408.205; that he affirms that the seal affixed to said instrument is the seal of said Department; and that said instrument was executed for the Nevada Department of Transportation freely and voluntarily and for the uses and purposes therein 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.

Virginia R. Frobes



Project: NH-DPI-0092(2)
 E.A.: 71914
 Portion of Parcel: U-395-CC-005.670
 Project: QF-395-1(6)
 E.A.: 71366
 Portion of Parcels: U-395-CC-005.753
 U-395-CC-005.795

EXHIBIT "A"
 US-395 R/W
 US-395 FREEWAY "O" &
 N. 21° 50' 31" W.
 320

PARCEL NO. PREFIX: U-395-CC-
CARSON CITY
US-50 NORTH INTERCHANGE

PTN. OF 005.795
 STOKES, T.H., ET AL
 DOC. *78494 - FEE
 77 SQ. FT.

PTN. OF 005.753
 STOKES, T.H., ET AL
 DOC. *78492 - FEE
 20,419 SQ. FT.

PTN. OF 005.670
 M & T GROUP, INC.
 DOC. *291516 - FEE
 81,752 SQ. FT.

005.670 XS1
 2.35 ACRES

US-395 R/W
 US-395 R/W
 US-395 R/W
 US-395 R/W

SR-530 R/W
 SR-530 R/W
 SR-530 R/W

TO COLLEGE PARKWAY INTERCHANGE
 VARIES
 VARIES

TO DAYTON
 US-395 R/W
 "O" 314+16.33 P.O.T.
 "X" 77+29.14 P.O.T.

TO SR-529 (CARSON STREET)
 SR-530 "X" &
 N. 72° 16' 53" E.

TO SR-529 (CARSON STREET)
 SR-530 R/W
 SR-530 R/W

STATE OF NEVADA
 SUR-08-11
 CC-17

STATE OF NEVADA
 R/W Division
 Dept. of Transportation
 Date: July 01, 2008
 Sketch Map

Approved: *Malama Salazar*
 Manager, R/W Engineering
 Sheet 1 of 1
 Scale: 1" = 200'

TRACED: JMO CHECKED: JHH
 Date of last revision: 11/27/2012

S 1/2 SECTION 9
 T. 15 N., R. 20 E.
 M.D.M.
 525.38' LT. "O" 315+32.27 P.O.T.
 N. 0° 42' 11" E. - 800.15'
 1/4 SECTION LINE
 Δ - 108° 25' 28"
 R - 20.00'
 L - 37.85'

Project: NH-DPI-0092(2)
 E.A.: 71914
 Portion of Parcel: U-395-CC-005.670
 Project: QF-395-1(6)
 E.A.: 71366
 Portion of Parcels: U-395-CC-005.753
 U-395-CC-005.795

Sketch\carson_city\ar0811.dgn

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