WA-071, 70447-0
Parcel Nos. 1634, 1635 & 1640

015-511

218570

SEP 13 1971

DEED

THIS DEED made this 18th day of August, 1971, between BOARD OF REGENTS OF THE UNIVERSITY OF NEVADA

hereinafter called GRANTOR, and the STATE OF NEVADA, acting by and through its Department of Highways, 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 County of Washoe, State of Nevada, more particularly described as follows: Being portions of the NE 1/4 of the NW 1/4 of the NW 1/4 and the NW 1/4 of the NE 1/4 of the NW 1/4 of Section 21 and the SE 1/4 of the SW 1/4 of the SW 1/4; the E 1/2 of the SW 1/4; Lot VI and Lot VII of Section 16, all in T. 19 N., R. 20 E., M.D.B. & M., and more fully described by metes and bounds as follows, to wit:

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Parcel No. 1634

BEGINNING at a point 70 feet left of and at right angles to the centerline of FAS 820, (Project S-820(3)) at Highway Engineer's Station "O" 0 + 00.00 P.O.T.; said point of beginning further described as bearing S. 39°36'14" W. a distance of 5893.22 feet from the northeast corner of Section 16, T. 19 N., R. 20 E., M.D.B. & M.; thence N. 25°09'10" E. along the left or westerly highway right of way line of FAS 820, a distance of 1362.85 to a point 70.16 feet left of and measured radially from Highway Engineer's Station "O" 13 + 62.52 P.O.C.; thence N. 23°15'36" E. a distance of 469.92 feet to a point 70.02 feet left of and measured radially from Highway Engineer's Station "O" 18 + 44.41 P.O.C.; thence N. 27°09'40" E. along said highway right of way line a distance of 1208.62 feet to an intersection with the south boundary of a parcel conveyed to the Roman Catholic Bishop of Reno by Robert J. Flick, et ux; and recorded March 4, 1948 in the office of the County Recorder, Washoe County, State of Nevada, in Book 214 at Page 106; thence N. 62°33'15" E. a distance of 90.86 feet to a point; thence N. 26°17'04" E. a distance of 560.09 feet to the Truckee River; thence S. 69°33'55" E. along the Truckee River a distance of 46.31 feet to an intersection with the existing right or easterly highway right of way line of Boynton Lane; thence S. 21° 00'47" W. along said existing highway right of way line a distance of 181.08 feet to a point; thence S. 27°01'09" W. along said highway right of way line a distance of 899.48 feet to a point; thence from a tangent which bears S. 24°47'09" W. curving to the right along said highway right of way line with a radius of 1960 feet, through an angle of 3°31'41", an arc distance of 70.66 feet to a point; thence S. 27°09'40" W. along said highway right of way line a distance of 1445.93 feet to a point; thence from a tangent

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which bears the last described course, curving to the left along said highway right of way line with a radius of 16,440 feet through an angle of 2°00'30", an arc distance of 576.26 feet to a point; thence S. 25°09'10" W. along said highway right of way line a distance of 2131.63 feet to a point; thence N. 77°01'35" W. a distance of 65.31 feet to an intersection with the left or westerly highway right of way line of FAS 820; thence from a tangent which bears N. 12°58'25" E. curving to the right along said highway right of way line with a radius of 2070 feet through an angle of 12°10'45" an arc distance of 440.01 feet to a point; thence N. 25°09'10" E. along said highway right of way line a distance of 423.43 feet to the point of beginning; said parcel contains an area of 12.71 acres, more or less.

Parcel No. 1635

..... being in the County of Washoe, State of Nevada, and described as being a portion of the NE 1/4 of the SW 1/4 of Section 16, T. 19 N., R. 20 E., M.D.B. & M., and more fully described by metes and bounds as follows, to wit:

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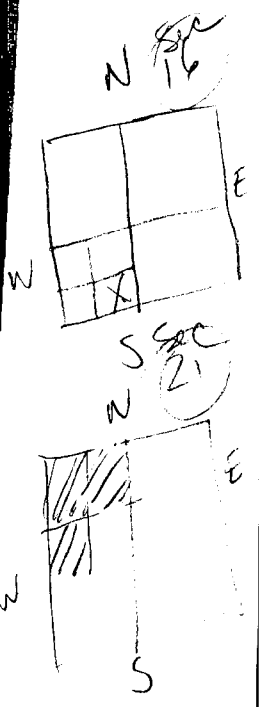
BEGINNING at a point 70.02 feet left of and measured radially from the centerline of FAS-820 (Project S-820(2)) at Highway Engineer's Station "O" 18 + 44.41 P.O.C.; said point of beginning further described as bearing S. 45°53'33" W. a distance of 4126.44 feet from the northeast corner of Section 16, T. 19 N., R. 20 E., M.D.B. & M.; thence S. 26°15'36" W. a distance of 483.92 feet to a point 70.16 feet left of and measured radially from Highway Engineer's Station "O" 13 + 62.52 P.O.C.; thence from a tangent which bears N. 25°09'10" E., curving to the left along the right or southerly right of way line of Mill Street with a radius of 175 feet through an angle of 88°02'39", an arc distance of 268.92 feet to a point; thence N. 56°04'12" W. along said right of way line a distance of 333.62 feet to a point; thence N. 27°06'31" E. a distance of 64.00 feet to an intersection with the left or northerly right of way line of Mill Street; thence S. 67°48'23" E. along said right of way line a distance of 326.38 to a point; thence from a tangent which bears S. 62°53'9" E. curving to the left along said right of way line with a radius of 175 feet through an angle of 89°56'51", an arc distance of 274.73 feet to the point of beginning; said parcel contains an area of 1.71 acres, more or less.

Parcel 1640

.....being in the County of Washoe, State of Nevada, and described as being portions of the SE 1/4 of the SW 1/4 of Section 16 and the N 1/2 of the NW 1/4, the SW 1/4 of the NW 1/4 of Section 21 all in T. 19 N., R. 20 E., M.D.B. & M., and more fully described by metes and bounds as follows, to wit:

BEGINNING at the intersection of the centerline of FAS-820, (Project S-820(2)) and the southerly boundary of GRANTOR'S property at Highway Engineer's Station "OF$_1$" 0 + 00.00 P.O.T. said point further described as bearing S. 29°44'41" W. a distance of 8231.93 feet from the northeast corner of Section 16, T. 19 N.,

mill Street



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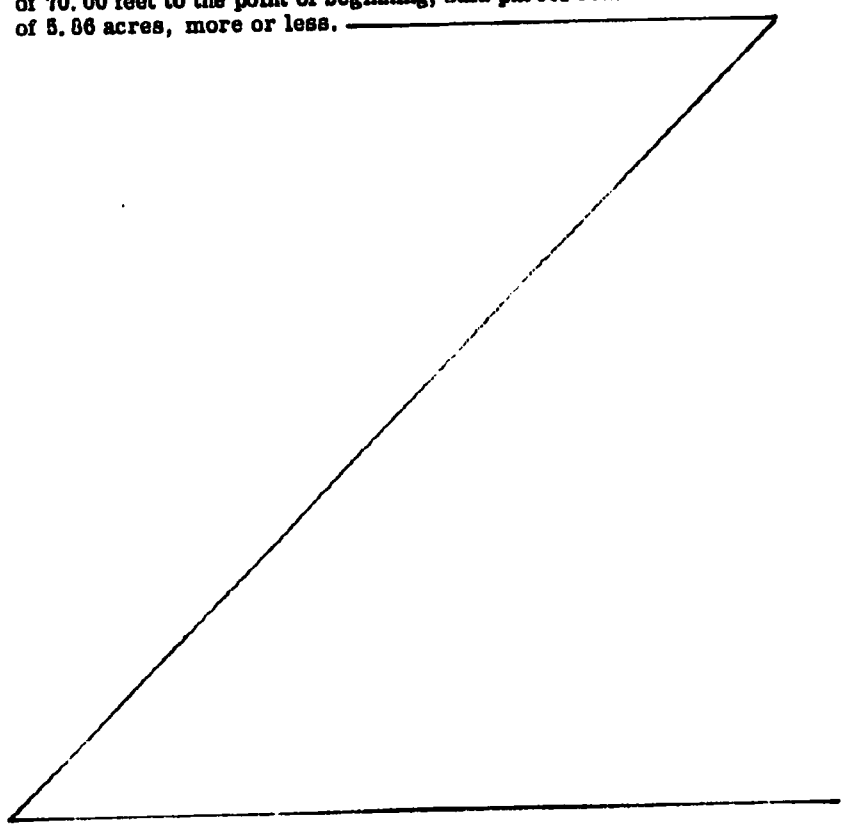
R. 20 E., M.D.B. & M.; thence N. 89°18'00" W. along said southerly boundary a distance of 70.00 feet to an intersection with the left or westerly highway right of way line of said FAS-820; thence N. 0°42'51" E. along said highway right of way line a distance of 1360.82 feet to a point; thence from a tangent which bears the last described course, curving to the right along said highway right of way line with a radius of 2070 feet through an angle of 12°15'34", an arc distance of 442.91 feet to a point; thence S. 77°01'35" E. a distance of 85.31 feet to an intersection with the existing right or easterly highway right of way line of Boynton Lane; thence N. 25°09'10" E. along said right of way line of Boynton Lane a distance of 419.06 feet to an intersection with the right or easterly highway right of way line of said FAS-820; thence from a tangent which bears S. 25°09'10" W. curving to the left along said easterly highway right of way line with a radius of 1830 feet through an angle of 24°26'19" an arc distance of 780.56 feet to a point; thence S. 0°42'51" W. along said easterly highway right of way line a distance of 1406.62 feet to an intersection with the southerly boundary of GRANTOR'S property; thence N. 89°18'00" W. along said southerly boundary a distance of 70.00 feet to the point of beginning; said parcel contains an area of 5.86 acres, more or less.



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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.

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

S
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SEAL

Neil D. Humphrey

Neil D. Humphrey, Chancellor of the University of Nevada System

By Harold J. Jacobsen

Harold J. Jacobsen, Chairman

Attest Bonnie M. Smotony

Secretary, Bonnie M. Smotony of Board of Regents

Approved as to Legality and Form:

[signature]

Chief Deputy Attorney General

STATE OF Nevada

County of Washoe

On this 18th day of August, 1971, personally appeared before me, the undersigned, a Notary Public in and for the County of Washoe, State of Nevada Neil D. Humphrey who acknowledged to me to be the Chancellor of the above designated corporation, and who did depose that the seal affixed to said instrument is the seal of said corporation; that the signatures to said instrument were made by officers authorized to act for the said corporation; and that the said corporation executed the said instrument freely and voluntarily and for the uses and purposes therein 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.

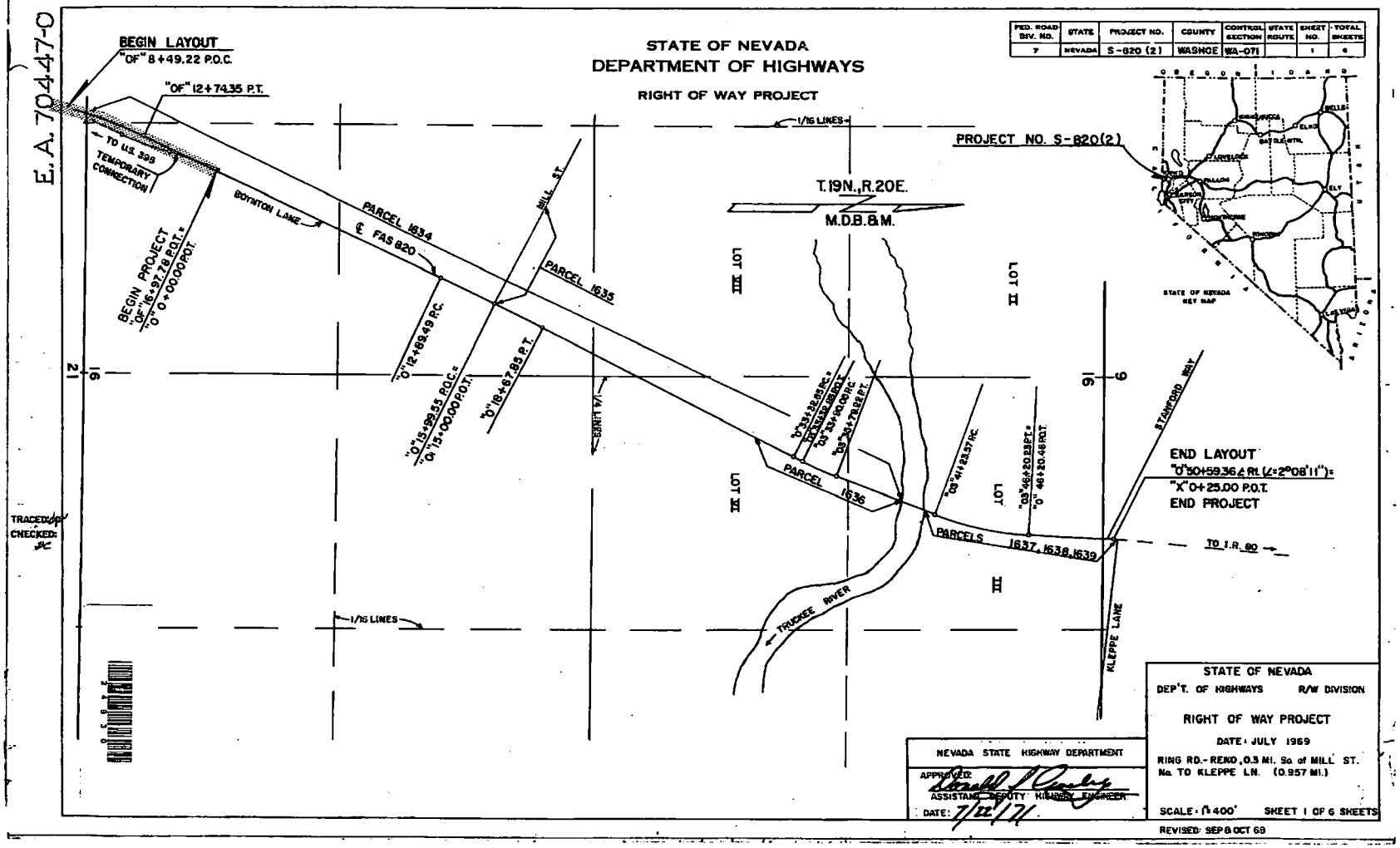
218570

Carol T. Stuart

CAROL T. STUART
Notary Public — State of Nevada
Washoe County
My Commission Expires Mar. 8, 1975

OFFICIAL RECORDS
WASHOE COUNTY, NEV.
RECORD REQUESTED BY
STATE OF NEVADA
SEP 13 3 25 PM '71
APOLLO BROWN
COUNTY RECORDER
NO FEE ___ DEP ___

#33



FED. ROAD DIV. NO.	STATE	PROJECT NO.	COUNTY	CONTROL SECTION	STATE ROUTE	SHEET NO.	TOTAL SHEETS
7	NEVADA	S-820 (2)	WASHOE	WA-071		1	6

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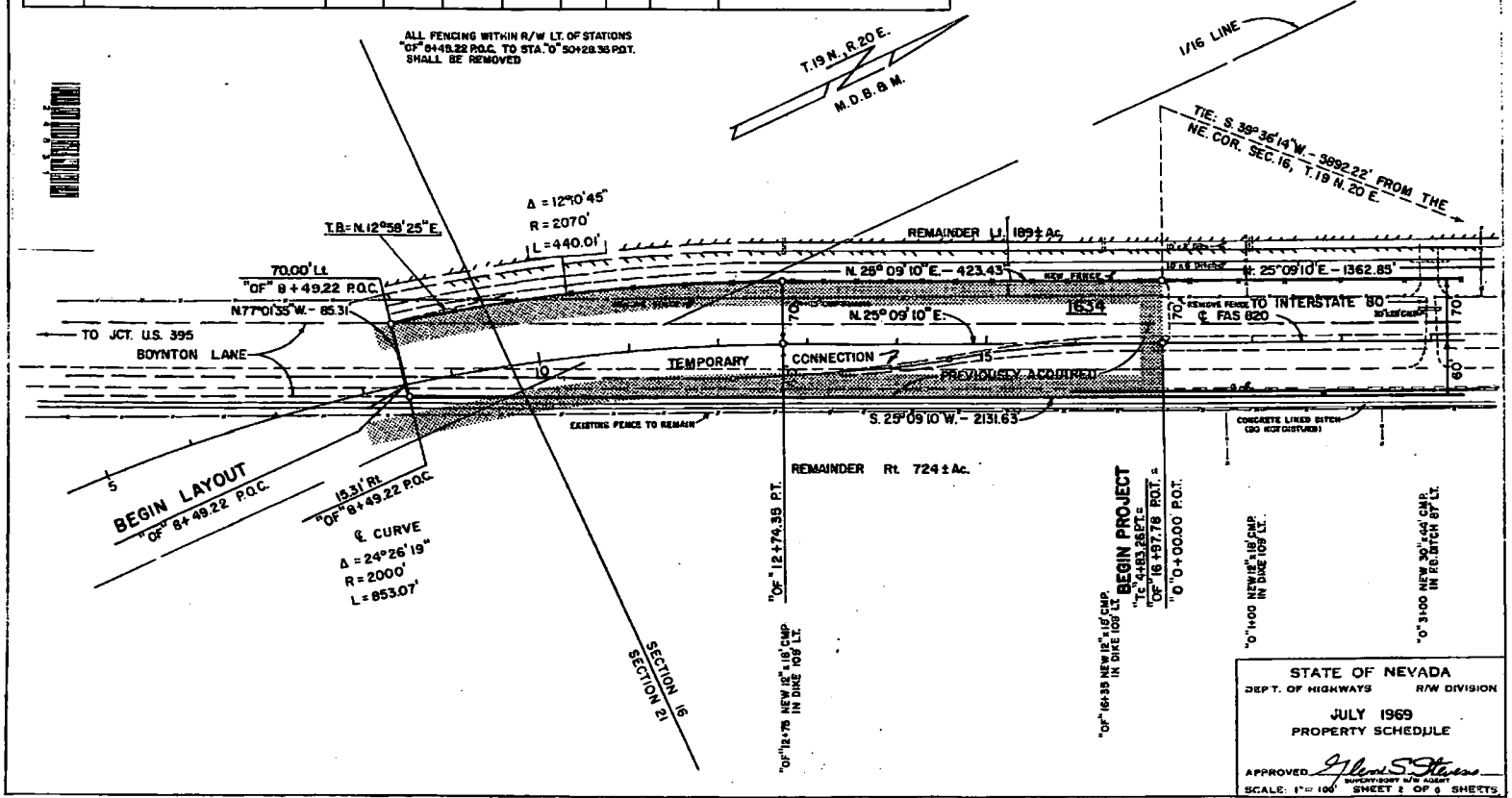
E.A. 70447-0

PROPERTY SCHEDULE

STATE OF NEVADA DEPT OF HIGHWAYS

PARCEL NO.	GRANTOR	GROSS AREA	PREV. ACQU.	NET AREA	EXCESS AREA	RECORDING DATA BK.	PG.	DATE	REMARKS
1634	UNIVERSITY OF NEVADA	12.71Ac.	7.89Ac.	4.82Ac.		574	540	9/13/71	G.B.S.-Q.C. CITY OF RENO 2/17/81

FED. ROAD DIV. NO.	STATE	PROJECT NO.	COUNTY	CONTROL SECTION	STATE ROUTE	SHEET NO.	TOTAL SHEETS
7	NEV.	S-820(2)	WASHOE	WA-071		2	6



STATE OF NEVADA
DEPT. OF HIGHWAYS R/W DIVISION
JULY 1969
PROPERTY SCHEDULE
APPROVED Glenn S. Stevens
SUPERVISORY R/W AGENT
SCALE: 1" = 100' SHEET 2 OF 6 SHEETS

TRACED:
CHECKED:

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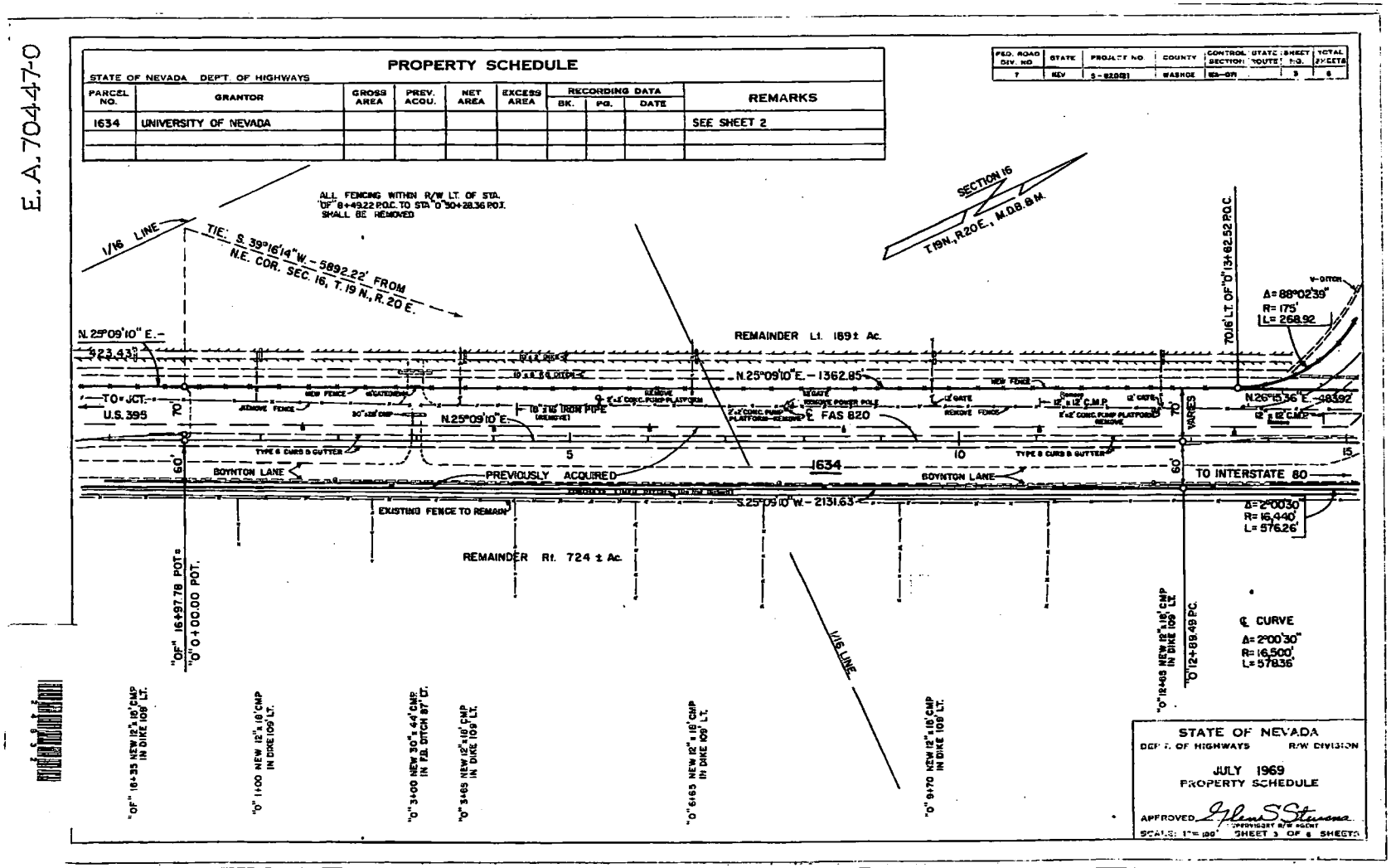

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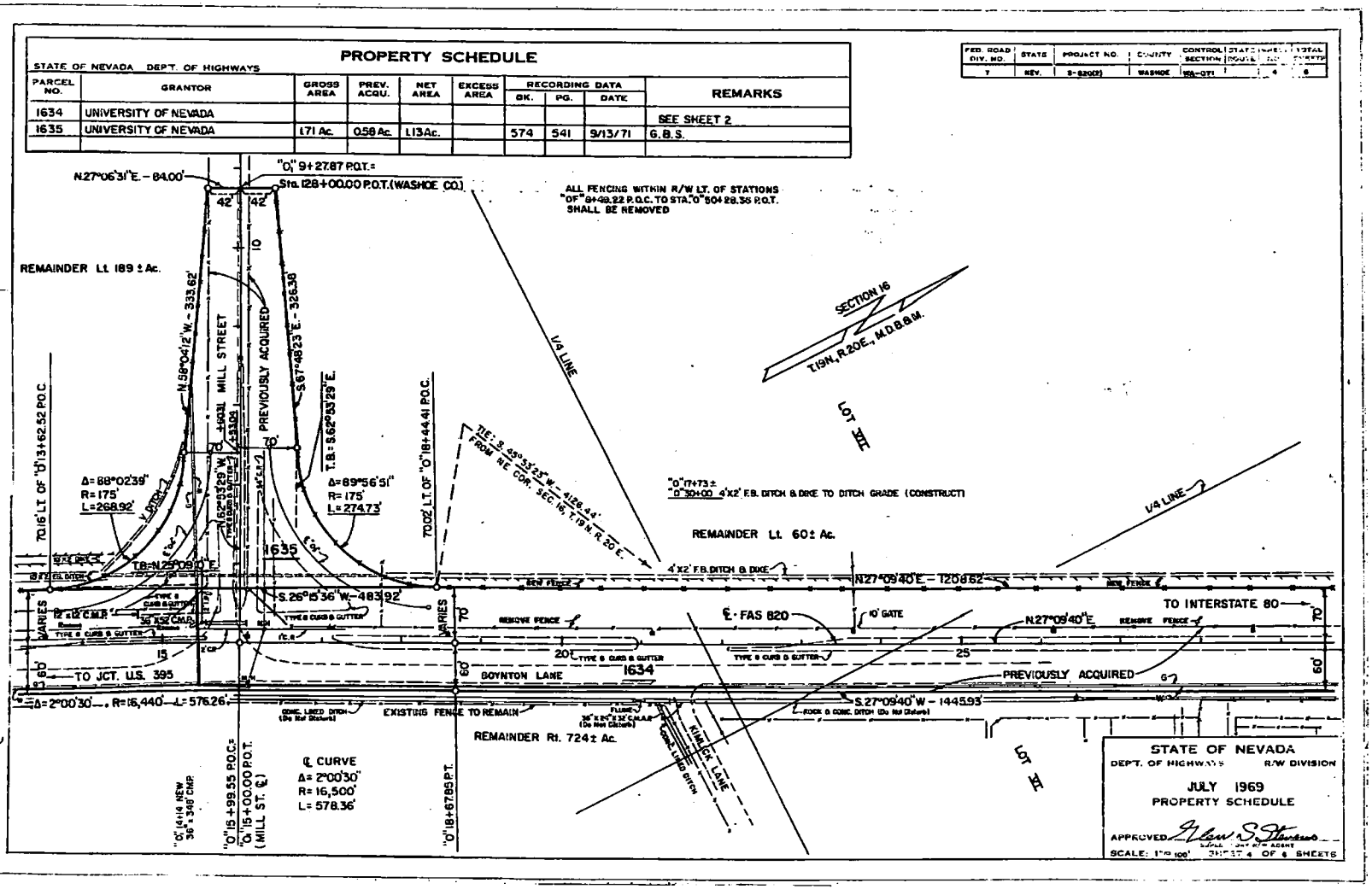
E.A. 70447-0



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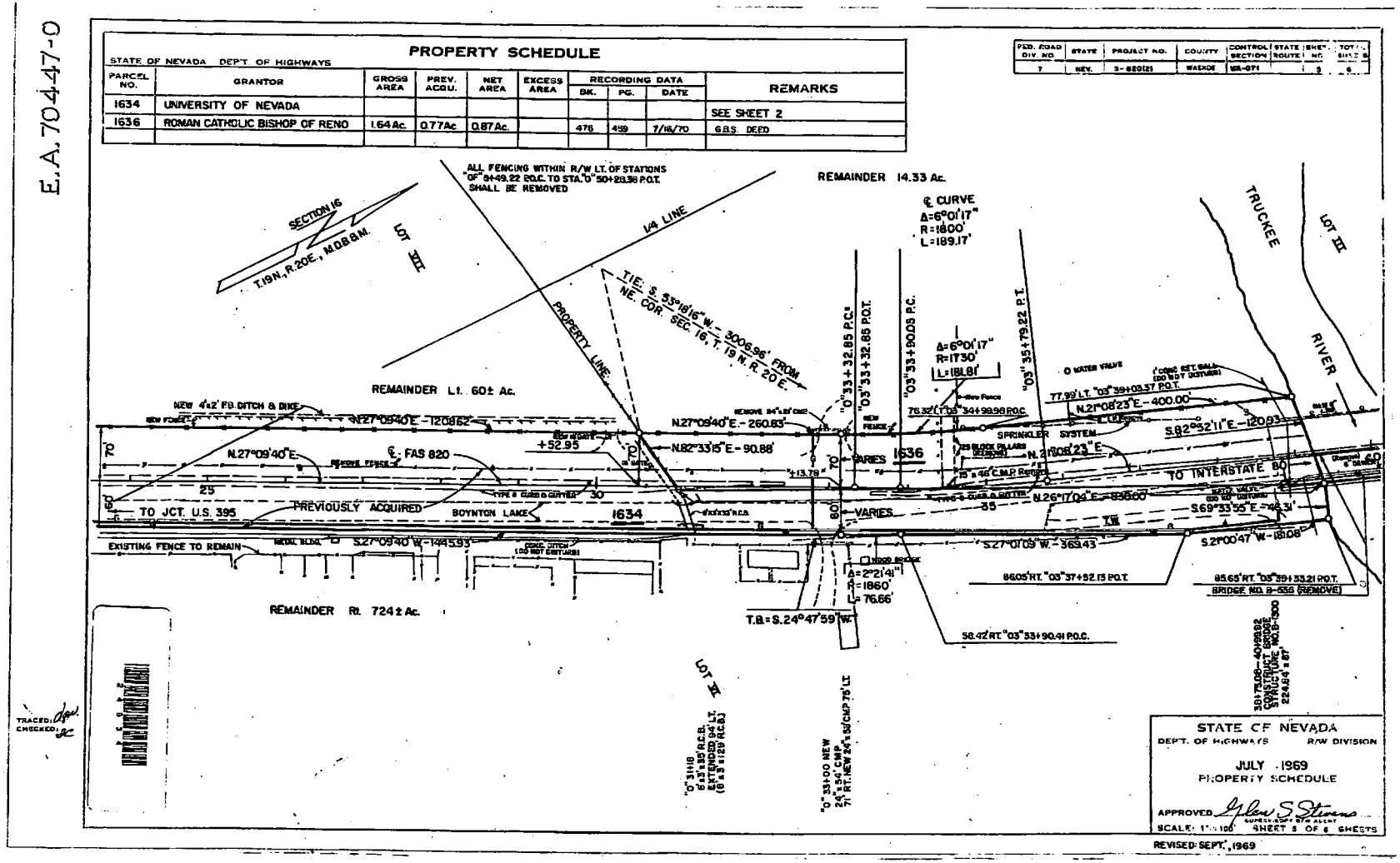

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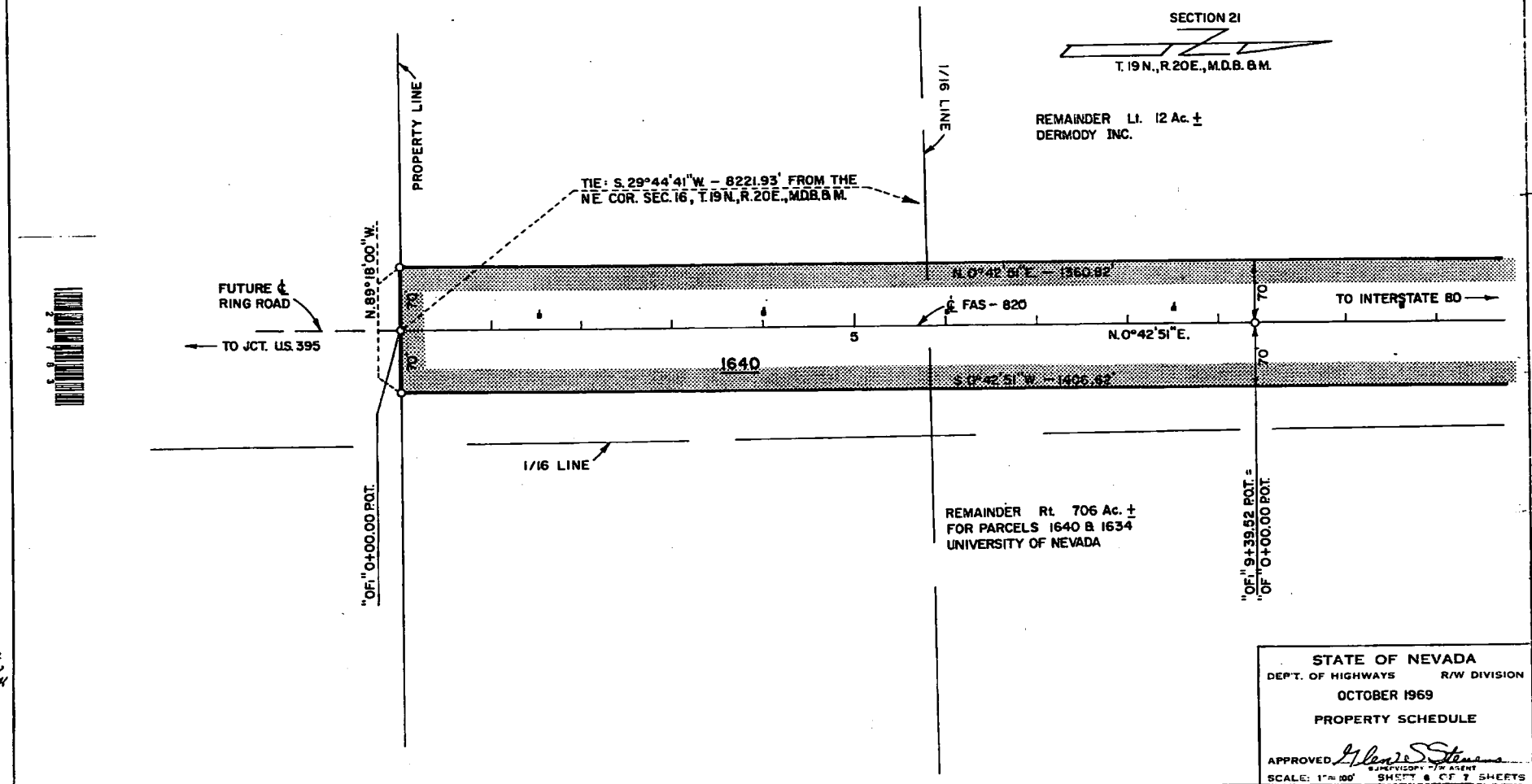
E.A. 10447-U
E.A. 70921

PROPERTY SCHEDULE

STATE OF NEVADA DEP'T. OF HIGHWAYS

PARCEL NO.	GRANTOR	GROSS AREA	PREV. ACQU.	NET AREA	EXCESS AREA	RECORDING DATA BK.	PG.	DATE	REMARKS
1640	UNIVERSITY OF NEVADA	5.86 Ac.	0.30 Ac.	5.56 Ac.		574	541	9/13/71	G.B.S.-Q.C. CITY OF RENO 2/17/81

FED. ROAD DIV. NO.	STATE	PROJECT NO.	COUNTY	CONTROL SECTION	STATE ROUTE	SHEET NO.	TOT. NO. SHEETS
7	NEV.	S-020(12)	WASHOE	WA-071		1A	
9	NEV.	SP-PE79(3)	WASHOE			6	7



STATE OF NEVADA
DEPT. OF HIGHWAYS R/W DIVISION
OCTOBER 1969
PROPERTY SCHEDULE
APPROVED Glenn S. Stevens
R/W AGENT
SCALE: 1"= 100' SHEET 6 OF 7 SHEETS

DC
TRACED: dpw
CHECKED: DCH

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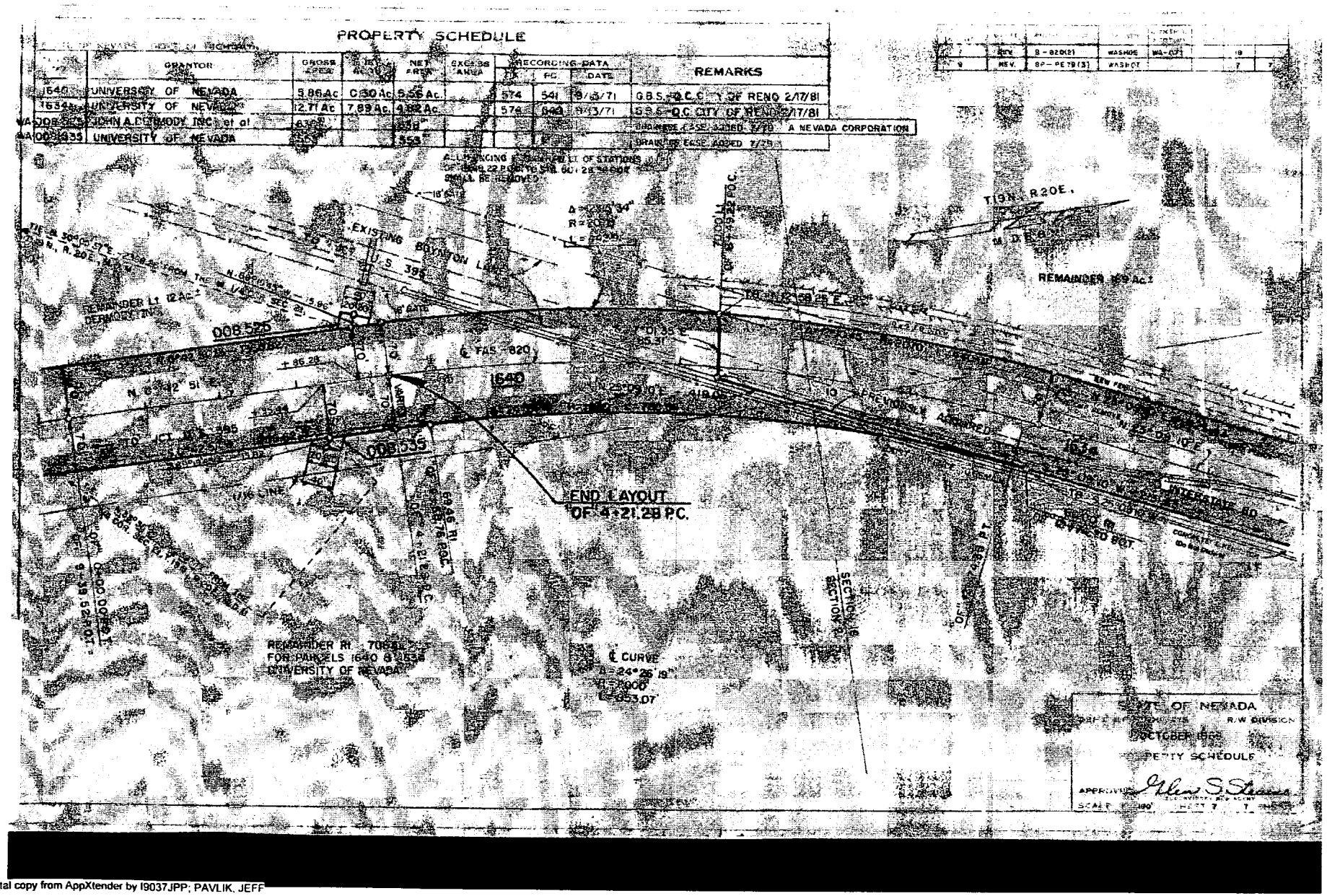

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