513B

Ptn. of APN's: 015-311-18 015-311-19

AFTER RECORDING RETURN TO:
NEVADA DEPT. OF
TRANSPORTATION
RIGHT-OF-WAY AVISION
ATTN: STAFF SPECIALIST ACQ
1263 S. STEWART SC
CARSON CITY, N-897

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

Project: SPF-050-2(019)

E.A.: 73475

Parcel's: U-050-LY-019.717TE

U-050-LY-019.752TE

DOC # 489610

94/11/2912 12:39 PM

Official Re

STATE OF NEVADA

Lyon County - NV Mary C. Milligan - Recorder

Page 1 of 18 Fee: Recorded By: DLM RPTT:

TEMPORARY EASEMENT DEED

NCA,

THIS DEED, made this of day of Tanuary 2012 between REZA ZANDIAN AND NILOOFAR FOUGHANI, HUSBAND AND WELFA D AN UNDIVIDED 25% INTEREST:

ELIAS ABRISHAMI AND MINOO ABRISHAMI, HUSBAND AND WIFE AS TO AN UNDIVIDED 2/6TH INTEREST;

ENAYAT ABRISHAMI AND NAIMA ABRISHAMI, HUSBAND AND WIFE AS TO AN UNDIVIDED 1/6TH INTEREST;

Eagles Nest LLC, A California limited liability company, AS TO AN UNDIVIDED 12.50% INTEREST;

Johnathon Fayeghi, an unmarried man, as to an Undivided 3.0% interest; and Rashad El-Sabawi and Reem El-Sabawi, Trustees of the Rashad and Reem El-Sabawi Family Trust, as to an undivided 9.50% interest; as tenants in common hereinafter called GRANTOR, and the STATE OF NEVADA, acting by and through its Department of Transportation, hereinafter called GRANTEE.

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04/11/2012 002 of 10

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, two (2) temporary easements upon, over and across certain real property of the undersigned for construction. Said easements are situate, lying and being in the County of Lyon, State of Nevada, and more particularly described as being a portion of the SW 1/4 of the NE 1/4 of Section 10, T. 17 P.R. 23 E., M.D.M., and more fully described by metes and bounds as follows, to wit:

Parcel: U-050-LY 319 17

COMMENCING at 12 stched Rock with 1/4 etched on the west side, accepted as being the east quarter corner of Let 17-17 T. 17 N., R. 23 E., M.D.M., shown and delineated as a "FD. STONE WITH SCRIBED "1/4 IN RC CK MOUND" on that certain MERGER AND RESUBDIVISION PARCEL MAP BY ALLIVAN/CROSBY TRUST, filed for record on June 30, 2010, as File No. 461442, in the Office Records of Lyon County, Nevada; thence N. 89°48'30" W., along the east-west quarter section fine 1 said Section 1, a distance of 5,262.29 feet (N. 89°48'33" W. - 5,263.58 feet, per said 1, RuEL MAP), to a 2" Iron Pipe with nail and tag stamped "LS 1635", accepted as being the west diarter corner of said Section 1, shown and delineated as a "FD. 2" IRON PIPE TAGGED 5,3 T.T." on said PARCEL MAP; thence S. 60°06'34" W. a distance of 9,029,72 feet to the POILT OF BEGINNING; said point of beginning further described as being the intersection of the right or southeasterly right-of-way line of US-50 with the north-south quarter section line a said Section 10, 183.00 feet right of and measured at right angles to the centerline of US-50 at Fire Law Engineer's Station "X2" 1095+83.53 P.O.T.; thence N. 65°09'38" E., along said pout basterly right-of-way line, a distance of 16.48 feet; thence S. 24°50'22" E. a distance of 0 at feet; thence S. 65°09'38" W. a distance of 39.59 feet to said north-south quarter section line, hence N. 0°02'13" W., along said quarter section line, a distance of 55.08 feet to the point of beginning; said-parcel contains an area of 1,402 square feet (0.03 of an acre).

Parcel: U-050-LY-019.752TE

COMMENCING at a Notched Rock with 1/4 etched on the west side, and the being the east quarter corner of Section 1, T. 17 N., R. 23 E., MD.M., shown and deline at the a a "FD. STONE WITH SCRIBED '1/4' IN ROCK MOUND" on that certain MERGER AND RESUBDIVISION PARCEL MAP FOR SULLIVAN/CROSBY TRUST, filed for record on Jul 2010, as File No. 461442, in the Oficial Records of Lyon County, Nevada; thence N. 893 30° W., along the east-west quarter section line of said Section 1, a distance of 5,262.29 feet (N. 8948'33" W. - 5,263.58 feet, per said PARCEL MAP), to a 2" Iron Pipe with nail and tag stamped "LS 1635", accepted as being the west quarter corner of said Section 1, shown and delineated as a "FD. 2" IRON PIPE TAGGED LS 1635" on said PARCEL MAP; thence S. 62"35'35" W. a distance of 8,818.66 feet to the POINT OF BEGINNING; said point of beginning further described as being the intersection of the left or northwesterly right-of-way line of US-50 with the north-south quarter section line of said Section 10, 161.00 feet left of and measured at right angles to the centerline of US-50 at Highway Engineer's Station "WB" 1097+68.36 P.O.T.; thence N. 0°02'13" E., along said north-south quarter section line, a distance of 46.82 feet; thence S. 89"35'56" E. a distance of 38.69 feet; thence S. 3'48'07" E. a

Page 2 of 7

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distance of 27.86 feet to said northwesterly right-of-way line; thence S. 65°09'38" W., along said northwesterly right-of-way line, a distance of 44.64 feet to the point of beginning; said parcel contains an area of 1,486 square feet (0.03 of an acre).

The Basis of Bearing for this description is the NEVADA STATE PLANE COORDINATE SYSTEM, NAD 83/94 DATUM, West Zone, as determined by the State of Nevada, Department of Transportation.

The above described temporary rights shall commence on January 1, 2012 and shall continue through and include the termination date of December 31, 2014.

This agreement may be executed simultaneously in one or more counterparts, each of which shall be do times an original, but all of which together shall constitute one and the same instrument.

TO HAVE AND To a light and singular the said real property, together with the appurtenances, unto the said GRA, TEE and to any heirs, successors and assigns for the term of this temporary easen of the

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

REZ	A ZANDIAN AND NILOOFAR FOUGHANI JUST AND AND WIFE
BY:	Cine .
BY:	Reza Zandian Niloofar Foughani
State	of CALIGORNIA
Cour	aty of SALL DIEGO
Zand	This instrument was acknowledged before me on 10 day of 114 25 2 by Reza lian.
S E A	ROBERT W. KIM Commission # 1884591 Notary Public - California

Page 3 of 7

1 V Comm. Expires Mar 29, 2014

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04/11/2012 004 of 10

State of CALITORNIA County of SAN 01540	
This instrument was acknowledged before me on 10 day of 12 by N	iloofar
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S ROBERT W. KIM Conglission # 1884591 Notary	
S ROBERT W. KIM Just w Ku	
ROBERT W. KIM Coopiission # 1884591 A Single Public - California #	
Riego County	
Fy D San Explise May 29, 2014	
ELIAS ABRISHAMI AND MINOCAS POLITAMI, HUSBAND AND WIFE	
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Elias Abrishaml	
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County of	
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Page 4 of 7	

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04/11/2012 005 of 10

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BA:	Minoo Abrishami		
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State	of .	7	
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	State of Collinsia County of	₹ ₹	
_	State of California. County of Ch. Angel. On for 1/2 22 2 before me. At 200 K. 46 DOM. Notary Public personally appeared L.J. A.C. Aby. S. Co.		
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#64P			y Public - California 🚆
i			n Froires Apr 21 2012

Bahman Tamjidi

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04/11/2012 006 of 10

ENAYAT ABRISHAMI AND NAMA ABRISHAMI, HUSBAND A	ND WIFE
BY: Cuayab Shushani Enayat Abrishani	·
BY: Naima Abrishami	
State of	
This instrument was a knowledged before me on	day of
State of California, County of California Califo	Let.
who come to the first a subscribed to the within instrument and anomaly and to me that be the first executed the same in his operation; such anisot and the same of the product of the same of the	Notary
entity poor behalf of which the personial neted, executed interperation of certify under PENALTY OF PERSURY under the laws of the State of California that the foregoing paragraph is true and compared to the law of the state of California that the foregoing paragraph is true and compared to the law of the la	FAHIMEH ZOMORODIAN Commission # 1794423
The Second and official seal.	Notary Public - California
State of And also County of And also	Los Angeles County My Comm. Broties Apr 21, 2012
State of County of For And oles This instrument was acknowledged before me on	Los Angeles County
State of County of Angelos This instrument was acknowledged before me on Abrishami of California County of For Angelos On Jane 19, 2020-clore me, For Angelos Notary Public, personally appeared A Latine of Appr. Share 1 who proved to me basis of inflancery evidence to be the person(c)	Los Angeles County My Comm. Broties Apr 21, 2012
State of County of January of Language Defore me on Abrishamica California. Councy of Language Defore me on Abrishamica California. Councy of Language Defore me on Notary Public, personally appeared Language Defore Deforming who proved to pre on the heath of substractory evidence to be the personally who may be substractory evidence to be the personally who may be substracted to the virtual immunent and extensively deforming the personal of t	Los Angeles County My Comm. Broties Apr 21, 2012
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State of County of This instrument was acknowledged before me on Abrishamic of California. Covery of On Joe 12 2012 before me. For Angela Notary Public, personally appeared Journal of the personal who proved to pre on the bash of unlarientery evidence to be the personal whose named the present of the winting learners and extraordedged to me that before the corted the same in higher facilitation administed capacity (see) and that by higher facilitative with the personal, or the entity upon behalf of which the personals send, excepted the instrument. I certify under PERALTY OF PERURY mader the laws of the Site of California than the foregoing paragraph is true and correct.	Los Angeles County MyComm. Boties Apr 21, 2012 de of

Page 5 of 7

04/11/2012 007 of 10

EAGLES NEST LLC, A California Limited Liability Company
Bahman Tanjidi
State ofCAN Food 140
This instrument was acknowle ged byfore me onday ofby Bahman Tamjidi asby Bahman Tamjidi
See The alachment wolfgry Notary
JOHNATHON FAYEGHI, AN UNMARRIED MAN
SY:
State ofCounty of
This instrument was acknowledged before me on day of by lohnathon Fayeghi.
Notary

Page 6 of 7

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

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04/11/2012 008 of 10

State of California)
County of Los Angelo	}
	7
on Feb. 1st. 2012 before me, Shamu	ma Daniali Farzan, worthey pub
personally appear Bahman Tar	niidi
	Hemelal of Signerial
	who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) Is/are subscribed to the within instrument and acknowledged to me that ne/she/they executed the same in his/her/their authorized capacity(les), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
Los Angeles County My Comm, Expires Jun 5, 2014	certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is
A	WITH TSS my and and official seal.
s	Signature Am
Place Notary Seel Above OPTIC	Software of Notary Public
Though the Information below is not required by law, it me and could prevent fraudulent removal and rest	ay prove valuable to presons relying on the document
Description of Attached Document	
Title or Type of Document: Tem Dorary	Easement lie
Document Date: Feb. 1st. Zol2	Number of Pages: 11 + VUTARY
Signer(s) Other Than Named Above:	
Capacity(ies) Claimed by Signer(s)	
Signer's Name:	Signer's Name:
] Individual	☐ Individual
Corporate Officer — Title(s):	☐ Corporate Officer — Title(s):
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
Attorney in Fact Top of thumb here	☐ Attorney in Fact ☐ Trustee ☐ Trustee
Trustee Guardian or Conservator	☐ Guardian or Conservator
Other:	Other:
Names to Florida Name	Signer is Representing:
Signer is Representing:	

EAGLES NEST LLC, A California Limited Liability Company
BY:Bahman Taniidi
State ofCounty of
This instrument was acknowledged before me onday of by Bahman Tamjidi as of a les Nest LLC.
S E Notary
JOHNATHON FAYEGHI, AN UNMARRIED MAN
BY: Ishmathon Fayeghi
State of Nevada County of Clark
This instrument was acknowledged before me on 16th day of Fabruary, by Johnathon Fayeghi.
S SHARLENE M. MARSCHALL A Notary Public State of Navada No. 07-1628-1 L Mr sport, exp. Jon. 21, 2015

Page 6 of 7

RASHAD AND REEM EL-SABAWI FAMILY TRUST
BY: Rashad El-Sabawi
BY: Reem El-Sabari Reem El-Sabari
State of Analy
County of Clark
This instrument was acknowled and Before me on day of day of by Rashad El-Sabawi, as Trustee of the Rashad and Rech El-Sabawi Family Trust.
S E HOLERY PUBLIC, State of Neverda Appointment No. 98-37472-1 L Ny Appl. Emphras Nov 14, 2015
State of
El-Sabawi, as Trustee of the Rashad and Reem El-Sabawi, Family Trust.
S FRANCES CANDIFF E Notary Public, State of Heveds A Appointment No. 99-37472-1 L My Appl. Expires Nov 14, 2015

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