

Requestor:
HENDERSON CITY
08/30/2007 09:54:38 T20070156220
Book/Instr: 20070830-0001402
Deed Page Count: 5
Fees: \$17.00 N/C Fee: \$0.00
RPTT: EX#002

Debbie Conway
Clark County Recorder

APN: Portion of 179-33-411-002

**WHEN RECORDED MAIL AND SEND TAX
STATEMENTS TO:**
Board of Regents
2601 Enterprise Road
Reno, NV 89512

U:\HOME\MEB\WORD\Projects\COLLEGE\psc.gbs2.doc

For Recorder Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **CITY OF HENDERSON, Clark County, Nevada, a Municipal Corporation** for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to BOARD OF REGENTS OF THE NEVADA SYSTEM OF HIGHER EDUCATION on behalf of the NEVADA STATE COLLEGE, all that real property situated in the City of Henderson, County of Clark, State of Nevada, bounded and described as follows:

***(SEE EXHIBIT "A" AND EXHIBIT "B" ATTACHED
HERETO AND BY REFERENCE MADE A PART HEREOF)***

SUBJECT TO:


1. Valid existing rights;
2. To all conditions and limitations as set forth in Section 704 of Public Law 107-282.
 - a. If the real property ceases to be used as set forth therein, the land shall revert to the City of Henderson for purposes of enforcing compliance with said law.
 - b. If the City of Henderson does not enforce compliance with the provisions of said law, the land shall, at the discretion of the Secretary, revert to the United States as set forth in Section 704(b)(4) of Public Law 107-282.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness Am hand(s) this 30th day of August, 2007.



JAMES B. GIBSON, MAYOR

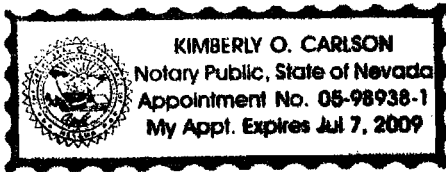
ATTEST:


MONICA M. SIMMONS, CMC,
CITY CLERK

APN: Portion of 179-33-411-002
Grant, Bargain, Sale Deed
Page 2

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on August 28, 2007 by **JAMES B. GIBSON** as **MAYOR** of the **CITY OF HENDERSON**.



Kimberly O. Carlson
Notary Public in and for said County and State.
My commission expires: July 7, 2009

STATE OF NEVADA)
COUNTY OF CLARK)

This instrument was acknowledged before me on August 28, 2007 by **MONICA M. SIMMONS** as **CITY CLERK** of the **CITY OF HENDERSON**.



Stacey Brownfield
Notary Public in and for said County and State.
My commission expires: 10-30-2010

Record of Survey recorded in Surveys, File 168, Page 07,
Clark County, Nevada Records

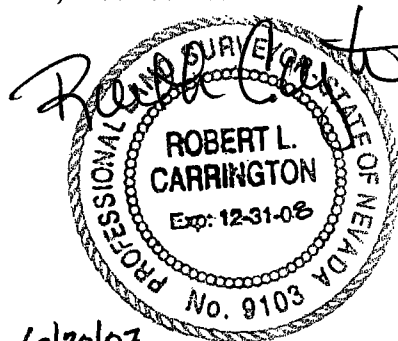
Exhibit "A"
Nevada State College

A portion of Lot 1 of the "Nevada State College Commercial Subdivision" recorded in Book 135 of Plats, Page 84, official records, Clark County, Nevada. Lying in the of Sections 3 and 4, Township 23 South, Range 63 East, M.D.M., City of Henderson, Clark County, Nevada, more particularly described as follows:

Beginning at the northwest corner of said Lot 1; Thence North 89°24'48" East, a distance of 659.35 feet; Thence North 89°25'52" East, a distance of 659.99 feet; Thence North 89°22'45" East, a distance of 660.51 feet; Thence North 89°24'34" East, a distance of 660.27 feet; Thence North 89°23'23" East, a distance of 882.89 feet to a point on a 1,050.00 foot radius curve, concave northeasterly, to which point a radial line bears South 17°08'33" West; Thence easterly along said curve to the left, an arc length of 325.34 feet through a central angle of 17°45'10"; Thence North 89°23'23" East, a distance of 117.90 feet; Thence North 89°23'50" East, a distance of 333.68 feet; Thence South 00°36'10" East, a distance of 350.00 feet; Thence North 89°23'03" East, a distance of 621.98 feet; Thence North 00°36'10" West, a distance of 350.00 feet; Thence North 89°22'11" East, a distance of 364.95 feet; Thence North 89°23'35" East, a distance of 660.67 feet; Thence North 89°22'34" East, a distance of 170.38 feet to the beginning of a 1,050.00 foot radius curve, concave northwesterly; Thence easterly along said curve to the left, an arc length of 325.33 feet, through a central angle of 17°45'10"; Thence North 89°22'34" East, a distance of 169.86 feet; Thence North 89°22'00" East, a distance of 661.03 feet; Thence North 89°22'02" East, a distance of 660.83 feet; Thence North 89°26'33" East, a distance of 660.92 feet; Thence North 89°21'28" East, a distance of 659.97 feet to the northeast corner of said Section 3; Thence South 00°30'08" East, a distance of 80.55 feet; Thence South 54°03'49" West, a distance of 4,957.67 feet; Thence South 69°03'45" West, a distance of 1,055.51 feet; Thence South 89°34'39" West, a distance of 250.81 feet; Thence South 89°22'01" West, a distance of 1,320.76 feet; Thence South 89°21'55" West, a distance of 1,320.76 feet; Thence South 89°21'52" West, a distance of 660.13 feet; Thence North 00°35'38" West, a distance of 666.16 feet; Thence North 00°34'52" West, a distance of 665.74 feet; Thence South 89°21'22" West, a distance of 660.04 feet; Thence North 00°34'14" West, a distance of 665.59 feet; Thence North 00°34'14" West, a distance of 1317.65 feet to the **Point of Beginning**.

The above-described area containing 503.772 acres, more or less.

Prepared by:
Robert L. Carrington, PLS
City of Henderson
240 Water Street
PO Box 95050
Henderson, Nevada
89009-5050
(702) 267-1300



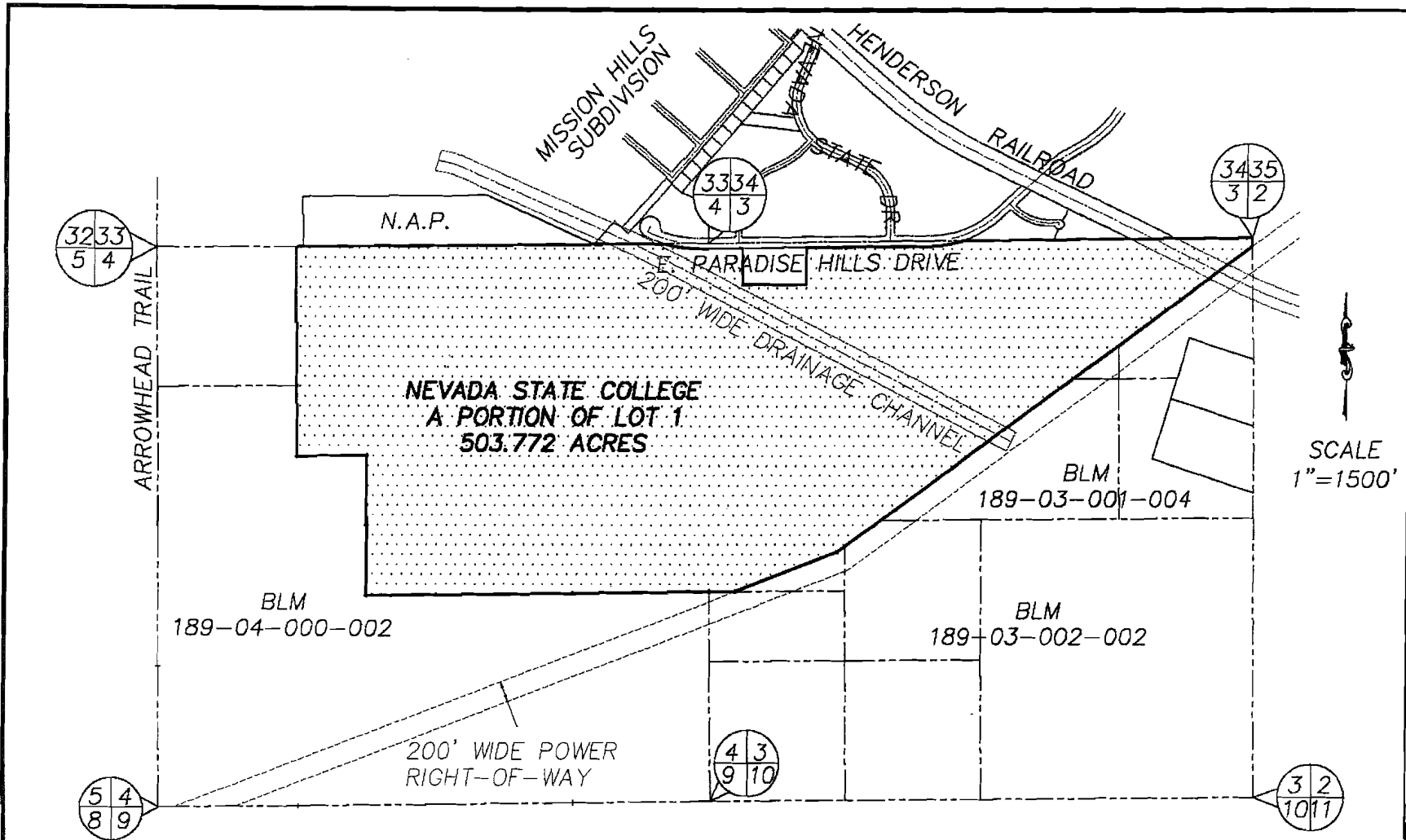


Exhibit "B"

F:\HOME\SHRDPM\SURVEY\Autocad Maps\State College Final Map\agreement_lev1.bl

CITY OF HENDERSON—SURVEY DIVISION
240 WATER STREET
HENDERSON, NV 89015
702-267-1307

NEVADA STATE COLLEGE
A PORTION OF LOT 1 OF BOOK 135 OF PLATS, PAGE 84,
OFFICIAL RECORDS, CLARK COUNTY NEVADA
PORTIONS OF SECTIONS 3 & 4, T23S, R63E, M.D.M.