

APN: 010-542-01

Doc # 554011

Recorded 4/4/2025 12:31 PM

Requested By: CC CLERK TO THE
BOARD

Carson City - NV

William "Scott" Hoen Clerk-Recorder

Pg 1 of 5 Fee: \$0.00

Recorded By: RK

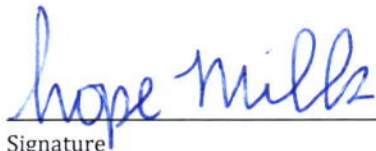
FOR RECORDER'S USE ONLY

RESOLUTION NO. 2025-R-5

Sale of Carson City property known as APN 010-542-01, approximately 0.13 acres

☐ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain personal information of any person or persons.
(NRS 239B.030)

☐ I, the undersigned, hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain personal information of a person or persons as required by law. State specific law: _____


Signature

Hope Mills- Chief Deputy Clerk

Print Name & Title

WHEN RECORDED MAIL TO:

Carson City

885 E. Musser Street, suite 1032

Carson City, NV 89701

RESOLUTION NO. 2025-R-5

A RESOLUTION REGARDING THE SALE OF CARSON CITY PROPERTY KNOWN AS ASSESSOR'S PARCEL NUMBER ("APN") 010-542-01, APPROXIMATELY 0.13 ACRES, UNDER NRS 244.281(1)(e)(1)(I) or (II); FINDING THAT APN 010-542-01 IS A REMNANT PARCEL AND IS TOO SMALL TO ESTABLISH AN ECONOMICALLY VIABLE USE; FINDING THAT THE SALE OF APN 010-542-01 IS IN THE BEST INTEREST OF CARSON CITY; AND DIRECTING THE SALE OF APN 010-542-01.

WHEREAS, Carson City purchased Assessor's Parcel Number ("APN") 010-542-01, a parcel consisting of 5,591 square feet or ± 0.13 acres, in conjunction with the extension of Airport Road on May 23, 1995, as recorded in the records of the Carson City Clerk-Recorder as Documents No. 175888 and 215192; and

WHEREAS, the construction of Airport Road left APN 010-542-01 as a remnant parcel located on the west side of Airport Road; and

WHEREAS, APN 010-542-01, as a result of its size, is too small to establish an economically viable use by anyone other than a person who owns real property adjacent to APN 010-542-01; and

WHEREAS, the sale of APN 010-542-01 is in the best interests of Carson City consistent with NRS 244.281(1)(e)(1)(I) and (II); and

WHEREAS, NRS 244.281(1)(e)(1)(I) permits Carson City to sell remnant parcels that were separated from their original parcel due to the construction of a street, alley, avenue or other thoroughfare, or portion thereof, flood control facility or other public facility to a person who owns real property located adjacent to the real property to be sold if the Board of Supervisors determines that the sale will be in the best interest of Carson City; and

WHEREAS, NRS 244.281(1)(e)(1)(II) permits the City to sell a parcel that, as a result of its size, is too small to establish an economically viable use by anyone other than the person who owns real property adjacent to the real property for sale or lease if the Board of Supervisors determines that the sale will be in the best interest of Carson City; and

NOW, THEREFORE, the Carson City Board of Supervisors hereby resolves that:

- (1) APN 010-542-01 is a remnant parcel left over from the construction of Airport Road;
- (2) APN 010-542-01, as a result of its size, is too small to establish an economically viable use by anyone other than a person who owns real property adjacent to APN 010-542-01;
- (3) It is in the best interest of Carson City to sell APN 010-542-01;
- (4) The fair market value of APN 010-542-01, as established by an independent appraisal, is \$20,000;

- (5) The sale of APN 010-542-01 shall be made to an owner of a parcel adjacent to APN 010-542-01 at the fair market value;
- (6) The sale of APN 010-542-01 shall be made under NRS 244.281(1)(e)(1)(I) or (II); and
- (7) Carson City staff and the Mayor are hereby directed and authorized to take all necessary and reasonable steps consistent with this Resolution to sell APN 010-542-01 to the owner of an adjacent parcel.


Upon motion by Supervisor Curtis Horton, seconded by Supervisor Stacey Giomi, the foregoing Resolution was passed and adopted this 3rd day of April 2025 by the following vote.

| | | |
|-------|-------|---|
| VOTE: | AYES: | Supervisor Stacey Giomi Supervisor Maurice White Supervisor Curtis Horton Supervisor Lisa Schuette Mayor Lori Bagwell |
|-------|-------|---|

| | |
|-------|------|
| NAYS: | None |
|-------|------|

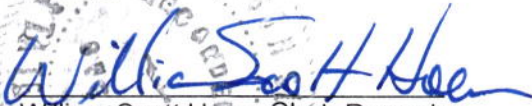
| | |
|---------|------|
| ABSENT: | None |
|---------|------|

| | |
|----------|------|
| ABSTAIN: | None |
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Lori Bagwell, Mayor

ATTEST



William Scott Hoen, Clerk-Recorder
Carson City, Nevada

EXHIBIT A

APN 010-542-01

AFTER RECORDING RETURN TO:

Carson City
Attention: Real Property Analyst
Carson City Public Works
3505 Butti Way
Carson City, NV 89701

MAIL TAX STATEMENTS TO:

CC NEVADA, LLC
5780 Fleet Street, Suite 225
Carlsbad, CA 92008

The undersigned hereby affirms that this document, including any exhibits, submitted for recording does not contain the personal information of any person or persons. (Pursuant to NRS 239B.030)

QUITCLAIM DEED

THIS QUITCLAIM DEED, is made and entered into this ____ day of _____, 2025 by and between CARSON CITY, a consolidated municipality and political subdivision of the State of Nevada, hereinafter called GRANTOR, and CC NEVADA, LLC, a foreign limited-liability company incorporated in the state of Delaware, hereinafter called GRANTEE.

WITNESSETH:

That GRANTOR, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, and forever quitclaim unto GRANTEE all of the right, title and fee interest said GRANTOR can convey in and to that certain real property, hereinafter PROPERTY, located on Airport Road west of Butti Way, Carson City, Nevada (APN 010-542-01), described as follows:

All that certain real property situate in a portion of the NE ¼ of Section 16, T.15 N., R.20 E., M.D.B.M., Carson City, State of Nevada, further described as a portion of Parcel 3 as shown on the Parcel Map filed in Book 7, page 1861, Document No. 113235, Official Records of Carson City, State of Nevada, more partially described as follows:

COMMENCING at the East ¼ Corner of said section 16; THENCE N 07°39'15" W, a distance of 1,006.27 feet to the TRUE POINT OF BEGINNING; THENCE S 79°08'23" W, a distance of 96.89 feet; THENCE N 00°38'01" E, a distance of 130.74 feet to the beginning of a non-tangent curve to the left; THENCE along a curve having a radius of 430.00 feet, arc length of 147.12 feet, delta angle of 19°36'10", a chord bearing of S 39°47'56" E, and a chord length of 146.40 feet to the TRUE POINT OF BEGINNING. Containing 5,593 square feet, more or less.

EXHIBIT A

Together with, all and singular, the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining. To have and to hold the said PROPERTY, together with the appurtenances, unto the GRANTEE and to its heirs, successors, and assigns.

In witness whereof, the GRANTOR has executed this conveyance the day and year first hereinabove written.

GRANTOR:

LORI BAGWELL, Mayor

STATE OF NEVADA)
) ss.
CARSON CITY)

This instrument was acknowledged before me on this _____ day of _____, _____ by _____

Notary Public

APPROVED AS TO FORM:
Carson City District Attorney

By: _____

Date: _____