

When recorded mail to:

Mr. Joseph S. Lodato

P.O. Box 1511

Minden, Nevada

89423

GRANT DEED TO ADJUST BOUNDARY LINE

D.T.T.

80.30

WHEREAS, JOSEPH S. LODATO, an unmarried man is the owner of the following real estate, located in Douglas County, Nevada, described as follows:

That real property located in the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 12 North, Range 19 East, M.D.B.&M., described as follows:

BEGINNING at a property corner from which the one quarter corner on the north boundary of said Section 14 bears North 34°22'30" East, 3571.08 feet; thence North 70°37'51" East, 208.75 feet; thence North 19°22'09" West, 243.75 feet; thence South 70°37'51" West, 236.71 feet; thence South 25°54'52" East, 245.34 feet to the point of beginning.

TOGETHER with an easement for ingress and egress fifty (50) feet wide along the westerly side of a line more particularly described as follows:

BEGINNING at the intersection of the easterly side of Sheridan Lane and the southerly side of Bolen Circle; thence running South 25°54'52" East, 728.00 feet, situate in the County of Douglas, State of Nevada.

A.P. 19-212-21

WHEREAS, JUNE IRENE ROLPH, a widow and NANCY ROLPH WELCH, a married woman as her sole and separate property own the following real estate located in Douglas County, Nevada described as follows:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

PARCEL ONE:

BEGINNING at a point on the southerly line of Centerville Lane, South 0°19'01" East, 20.00 feet from the North one quarter corner of Section 14, T. 12 N., R. 19 E.; thence along the North-South centerline of said Section 14 South 00°19'00" East, a distance of 2615.17 feet to a point; thence South 89°59'19" West, a distance of 1143.15 feet to a point; thence South 70°37'50" West, a distance of 940.94 feet to a point; thence North 25°54'52" West, a distance of 728.00 feet to a point; thence North 25°59'35" West, a distance of 1008.54 feet to a point; thence North 64°00'25" East, a distance of 200.00 feet to a point; thence North 25°59'35" West, a distance of 63.00 feet to a point; thence North 48°38'21" East, a distance of 1844.64 feet to a point; thence North 89°52'00" East, a distance of 1239.85 feet to the point of beginning.

EXCEPTING THEREFROM that certain real property located in the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 12 North, Range 19 East, M.D.B.&M., described as follows:

BEGINNING at a property corner from which the one quarter corner on the north boundary of said Section 14 bears North 34°22'30" East, 3571.08 feet; thence North 70°37'51" East, 208.75 feet; thence North 19°22'09" West, 243.75 feet; thence South 70°37'51" West, 236.71 feet; thence South 25°54'52" East, 245.34 feet to the point of beginning.

TOGETHER WITH an easement for ingress and egress fifty (50) feet wide along the westerly side of a line more particularly described as follows:

BEGINNING at the intersection of the easterly side of Sheridan Lane and the southerly side of Bolen Circle; thence running South 25°54'52" East, 728.00 feet, situate in the County of Douglas, State of Nevada.

PARCEL TWO:

Being all that certain piece or parcel of land lying in the South half of Section 14, T. 12 N., R. 19 E., M.D.B.&M., as shown on the official map in Douglas County, Nevada and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a point at the Southwest corner of the parcel, on the South line of said Section 14, said point being further described as bearing East a distance of 2594.80 feet from the Section corner common to Section 14, 15, 22 and 23, T. 12 N., R. 19 E; thence North 10°17' West, a distance of 526.70 feet to a point; thence North 76°56' West, a distance of 518.00 feet to a point; thence North 45°17' West, a distance of 280 feet to a point; thence West a distance of

111382

BOOK 1284 PAGE 1637

477.00 feet to a point; thence South 51°21' West, a distance of 377.30 feet to a point at the Northwest corner of the John McCormick property, and on the Easterly right of way line of the State Highway; thence North 38°29' West, along the Easterly right of way line of said highway a distance of 1522.00 feet to a point at the Northwest corner of the parcel, which is the Southwest corner of the Wilford Jones property as described in the Deed to said Wilfred D. Jones, et ux, recorded November 26, 1965 in Book 36, Page 164, Official Records; thence North 69°47'40" East 723.95 feet; thence North 24°49' West, 334.72 feet; thence North 70°37'51" East 940.13 feet to the East west centerline of said Section 14; thence North 89°59'19" East along the aforesaid line 2151.00 feet to a point on the Westerly side of the Park Bull Ditch, said point being the Northeast corner of the parcel described in deed to Royal D. Crowell, et ux, recorded December 14, 1961, in Book 9, Page 674, Official Records; thence following along the Westerly side of the ditch, South 15°44' East, a distance of 460.50 feet to a point; thence South 4°32' East, a distance of 745.00 feet to a point; thence South 11°59' 30" East, a distance of 588.00 feet to a point; thence South 31°57'30" East a distance of 292.00 feet to a point; thence South 43°59'30" East, a distance of 309.9 feet to a point at the Southeast corner of the parcel; thence leaving the Westerly side of the ditch and going South 72°37' West, along a fence line a distance of 1360.00 feet to a point on the South line of said Section 14; thence West along the fence and Section line, a distance of 457.20 feet to the point of beginning.

EXCEPTING, HOWEVER, a parcel of land located in the West 1/2 of the Southwest 1/4 of Section 14, T. 12 N., R. 19 E., M.D.B. & M., in Douglas County, Nevada, described as follows:

BEGINNING at a point on the Easterly side of the State Highway (Foothill Road), from which the South west corner of said Section 14, bears S. 32°37'12" W., 1309.04 feet; thence along the Easterly right of way line of said highway
N. 38°39'00" W., 243.30 feet; thence
N. 77°16'40" E., 485.00 feet; thence
S. 20°40'20" E., 173.23 feet; thence
S. 70°35'03" W., 405.33 feet; to the point of beginning.

EXCEPTING ALSO, all that portion lying West of the Easterly line of Old Foothill Road as shown on the Douglas County Assessors Map.

Said excepted portion is referred to as A.P. No. 19-200-03 on said Douglas County Assessors Map.
Portion of A.P. 19-200-01

WHEREAS, JUNE IRENE ROLPH, a widow and NANCY ROLPH WELCH, a married woman as her sole and separate property desire to grant, bargain and sell the following described real property to JOSEPH S. LODATO, which parcel is a part of their real estate described above:

A parcel of land lying in a portion of the South 1/2 of the Northwest 1/4 and the North 1/2 of the Southwest 1/4 of Section 14, Township 12 North, Range 19 East, M.D.B. & M., Douglas County, Nevada, further described as follows:

BEGINNING at the Southwest corner of Parcel 1 (Jones Ranch Survey) and the Southwest corner of a 1.246 acre parcel of the Rolph residence, which lies on an easterly 50 foot right of way extension of Sheridan Lane from which the North one-quarter corner of said Section 14, bears North 34°22'30" East, 3571.08 feet; thence South 24°49'00" East, 334.72 feet; thence North 70°37'51" East, 1120.70 feet; thence North 25°05'38" West, 958.85 feet; thence South 64°05'08" West, 1120.70 feet to the Easterly 50 foot easement of Sheridan Lane Extension; thence along said easement South 25°54'52" East, 251.00 feet; thence North 70°37'51" East, 236.71 feet; thence South 19°22'09" East, 243.75 feet; thence South 70°37'51" West, 208.75 feet to the Point of Beginning.

RESERVING THEREFROM unto the Grantors an irrigation easement five (5) feet in width, located in the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 12 North, Range 19 East M.D.B. & M., in Douglas County, Nevada, the centerline of an existing irrigation ditch being more particularly described as follows:

BEGINNING at a point from which the Southwest Corner of the parcel described in Document No. 64911, filed in the office of Douglas County Recorder bears South 25°54'52" East, a distance of 349.90 feet; said point being on the Easterly line of Sheridan Lane; thence North 89°45'00" East, a distance of 286.39 feet to a point on the Westerly line of an existing pond; thence North 88°39'49" East, a distance of 172.66 feet to a point on the Easterly side of said pond; thence North 81°56'51" East, a distance of 42.43 feet; thence South 06°12'18" West, a distance of 12.64 feet;

thence North 83°28'21" East, a distance of 79.45 feet; thence South 89°50'46" East, a distance of 490.17 feet; thence South 24°36'11" East, a distance of 6.24 feet; thence North 89°37'20" East, a distance of 59.47 feet; thence North 89°59'01" East, a distance of 16.07 feet; thence South 47°29'25" East, a distance of 9.05 feet; thence North 89°20'58" East, a distance of 226.82 feet to the Point of Ending, from which the Southwest corner of the above mentioned parcel bears South 75°21'13" West, a distance of 1270.74 feet.

The side lines of the above described easement are to be forelengthened or foreshortened to meet the called beginning.

AND WHEREAS, after the above parcel is deeded so as to adjust the boundaries the parcel then owned by JOSEPH S. LODATO, an unmarried man will be described as follows:

A parcel of land lying in a portion of the South 1/2 of the Northwest 1/4 and the North 1/2 of the Southwest 1/4 of Section 14, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, further described as follows:

BEGINNING at the Southwest corner of Parcel 1 (Jones Ranch Survey) and the Southwest corner of a 1.246 acre parcel of the Rolph residence, which lies on an easterly 50 foot right-of-way extension of Sheridan Lane from which the North one-quarter corner of said Section 14, bears North 34°22'30" East, 3571.08 feet; thence South 24°49'00" East, 334.72 feet; thence North 70°37'51" East, 1120.70 feet; thence North 25°05'38" West 958.85 feet; thence South 64°05'08" West 1120.70 feet to the Easterly 50 foot easement of Sheridan Lane Extension; thence along said easement South 25°54'52" East, 496.34 feet to the Point of Beginning.

TOGETHER with an easement for ingress and egress fifty (50) feet wide along the westerly side of a line more particularly described as follows:

BEGINNING at the intersection of the easterly side of Sheridan Lane and the southerly side of Bolen Circle; thence running South 25°54'52" East, 728.00 feet, situate in the County of Douglas, State of Nevada.

EXCEPTING THEREFROM an irrigation easement five (5) feet in width, located in the Northwest 1/4 of the Southwest 1/4 of Section 14, Township 12 North, Range 19 East M.D.B.&M., in Douglas County, Nevada, the centerline of an existing irrigation ditch being more particularly described as follows:

BEGINNING at a point from which the Southwest Corner of the parcel described in Document No. 64911, filed in the office of Douglas County Recorder bears South 25°54'52" East, a distance of 349.90 feet; said point being on the Easterly line of Sheridan Lane; thence North 89°45'00" East, a distance of 286.39 feet to a point on the Westerly line of an existing pond; thence North 88°39'49" East, a distance of 172.66 feet to a point on the Easterly side of said pond; thence North 81°56'51" East, a distance of 42.43 feet; thence South 06°12'18" West, a distance of 12.64 feet; thence North 83°28'21" East, a distance of 79.45 feet; thence South 89°50'46" East, a distance of 490.17 feet; thence South 24°36'11" East, a distance of 6.24 feet; thence North 89°37'20" East, a distance of 59.47 feet; thence North 89°59'01" East, a distance of 16.07 feet; thence South 47°29'25" East, a distance of 9.05 feet; thence North 89°20'58" East, a distance of 226.82 feet to the Point of Ending, from which the Southwest corner of the above mentioned parcel bears South 75°21'13" West, a distance of 1270.74 feet.

The side lines of the above described easement are to be forelengthened or foreshortened to meet the called beginning.

NOW THEREFORE, in consideration of their mutual agreement for boundary line adjustment, and in consideration of \$10.00, the receipt of which is hereby acknowledged, JUNE IRENE ROLPH, a widow and NANCY ROLPH WELCH, a married woman as her sole and separate property do hereby grant, bargain and convey to JOSEPH S. LODATO, an unmarried man, and to his heirs and assigns forever all that certain real property situate in Douglas County, State of Nevada more particularly described as:

A parcel of land lying in a portion of the South 1/2 of the Northwest 1/4 and the North 1/2 of the Southwest 1/4 of Section 14, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada, further described as follows:

BEGINNING at the Southwest corner of Parcel 1 (Jones Ranch Survey) and the Southwest corner of a 1.246 acre parcel of the Rolph residence, which lies on an easterly 50 foot right of way extension of Sheridan Lane from which the North one-quarter corner of said Section 14, bears North 34°22'30" East, 3571.08 feet; thence

STATE OF NEVADA }
COUNTY OF WISCONSIN }

On 12/17/84 before me, the undersigned, a Notary Public in and for
said State, personally appeared Nancy Ralph, Walter & Anne Anne Ralph

known to me to be the person 2 whose name 5
subscribed to the within instrument and acknowledged to me
that they executed the same.
WITNESS my hand and official seal.

Signature *Theodore J. Day*
THEODORE J. DAY
Name (Typed or Printed)

FOR YOUR INFORMATION
~~THEODORE J. DAY~~
PRESTON O. HALE COMPANY
COMMERCIAL REAL ESTATE SERVICES
1885 SOUTH ARLINGTON, #205
RENO, NEVADA 89509
(702) 329-3000
THEODORE J. DAY
Notary Public - State of Nevada
Appointment Recorded in Washoe County
(This area for Official Notary Seal)
MY APPOINTMENT EXPIRES AUG 26, 1987

COOPER

REQUESTED BY
DOUGLAS COUNTY TITLE
IN OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA

'84 DEC 18 P1:55

SUZANNE B. BEAU
RECORDER
\$ 9.00 PAID PK DEPUTY

111382
BOOK 1284 PAGE 1641