

94071521 RECORDED  
THIS INSTRUMENT IS BEING RECORDED  
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OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY,  
UPON TITLE TO ANY REAL PROPERTY DESCRIBED  
THEREIN.  
STEWART TITLE OF DOUGLAS COUNTY

**GRANT DEED  
FOR THE PURPOSE OF ADJUSTING BOUNDARIES**

WHEREAS, Grantor is the owner of real estate located in Douglas County, Nevada, described as follows:

Description of Lot 4, as shown on that certain parcel map for Don Rooker, recorded as Document No. 19854, in the Douglas County, Nevada, Recorder's Office, and more particularly described as follows:

Commencing at the N 1/4 corner of Section 2, T.13N., R.20E., M.D.B. & M.; thence S. 00° 00' 24" W., 1,379.00 feet to the True Point of Beginning; thence N. 89° 55' 32" E., 365.23 feet; thence S. 00° 17' 27" W., 195.64 feet; thence N. 89° 58' 22" W., 365.81 feet; thence N. 00° 10' 55" E., 171.11 feet; thence N. 01° 23' 16" E., 23.89 feet to the True Point of Beginning. Excepting therefrom that certain Right-Of-Way Easement, being Hyde Street and Lena Street, recorded at Book 478, Page 1256, Douglas County Recorder's Office. (Containing 1.10 acres more or less)

WHEREAS, Grantee is the owner of real estate adjacent to the above parcel located in Douglas County, Nevada, described as follows:

Description of Lot 3, as shown on that certain parcel map for Don Rooker, recorded as Document No. 19854, in the Douglas County, Nevada, Recorder's Office, and more particularly described as follows:

Commencing at the N 1/4 corner of Section 2, T.13N., R.20E., M.D.B.&M.; thence S. 00° 00' 24" W., 1,379.00 feet; thence S. 01° 23' 16" W., 23.69 feet; thence S. 00° 19' 55" W., 171.11 feet to the True Point of Beginning; thence S. 89° 58' 22" E., 365.81 feet; thence S. 00° 17' 27" W., 128.00 feet; thence N. 60° 58' 22" W., 365.90 feet; thence N. 00° 19' 55" E., 128.00 to the True Point of Beginning. Excepting therefrom, that certain Right-of-Way Easement, being Hyde Street and Lena Street, recorded at Book 478, Page 1156, Douglas County Recorder's Office. (Containing 1.00 acres more or less)

*A.P.N. 23-510-0850*

WHEREAS, the purpose of this grant deed is to adjust the boundaries of the above two parcels by removing the parcels described below from Grantor's parcel and adding the same to Grantee's parcel,

NOW, THEREFORE, this indenture witnesseth:

That in consideration of \$1.00, paid to Grantor by Grantee, DEBORAH H. SNYDER, a married woman as her sole and separate property, as to an undivided 33-1/3% interest, KELLY J. FERRARI, a married women as her sole and separate

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Gardnerville, Nevada

property, as to an undivided 33-1/3% interest, and LISA L. HUCKABA MC COY, a married woman as her sole and separate property, as to an undivided 33-1/3% interest, all as tenants in common, Grantors herein, do hereby grant, bargain, sell to DEBORAH H. SNYDER, a married woman as her sole and separate property, as to an undivided 33-1/3% interest, and KELLY J. FERRARI, a married woman as her sole and separate property, as to an undivided 33-1/3% interest, and LISA L. HUCKABA MC COY, a married woman as her sole and separate property, as to an undivided 33-1/3% interest, all as tenants in common, Grantees herein, and the heirs, successors and assigns of the Grantee forever, all that real estate located in Douglas County, Nevada, needed to adjust the above described two parcels into the below described two parcels together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Further, the parcel of real estate now vested in Grantor, DEBORAH H. SNYDER, a married woman as her sole and separate property as to an undivided 33-1/3% interest, and KELLY J. FERRARI, a married woman as her sole and separate property, as to an undivided 33-1/3% interest, and LISA L. HUCKABA MC COY, a married woman as her sole and separate property, as to an undivided 33-1/3% interest, all as tenants in common, located in Douglas County, Nevada, is described as follows:

Being a portion of the NE 1/4 Section 2, T.13N., R.20E., M.D.B.&M., and more particularly described as follows:

Commencing at the center of Section 2; thence N. 00° 19' 12" E., 621.74 feet to the Southwest corner of the resultant Lot 1, said point being the True Point of Beginning; thence N. 00° 19' 56" E., 594.53 feet to the South Right-of-Way line of Hyde Street; thence N. 89° 55' 46" E., 164.55 feet along said Hyde Street Right-of-Way to a point common to Lot 1 and 2; thence S. 00° 21' 05" W., 272.40 feet; thence N. 89° 58' 08" W., 94.47 feet; thence S. 00° 19' 45" W., 322.53 feet; thence N. 89° 52' 49" W., 70.00 feet to the True Point of Beginning. (Containing 67.357 square feet more or less)

Note: BASIS OF BEARINGS:

The east line of Parcels 1 & 2 (N 00° 19' 12" E) per Parcel Map Document No. 23192 Douglas County, Nevada.

and

Further, the parcel of real estate now vested in Grantee, DEBORAH H. SNYDER, a married woman as her sole and separate property, as to an undivided 33-1/3% interest, and KELLY J. FERRARI, a married woman as her sole and separate property,

as to an 33-1/3% interest, and LISA L. HUCKABA MC COY, a married woman as her sole and separate property, as to an undivided 33-1/3% interest, all as tenants in common, located in Douglas County, Nevada, is described as follows:

Being a portion of the NE 1/4 Section 2, T. 13N., R.20E., M.D.B.&M., and more particularly described as follows:

Commencing at the center of Section 2; thence N. 00° 19' 12" E., 621.74 feet to the Southwest corner of the resultant Lot 1, thence N. 00° 19' 56" E., 594.53 feet to the South Right-of-Way line of Hyde Street; thence N. 89° 55' 46" E., 164.55 feet along said Hyde Street Right-of-Way to a point common to Lot 1 and 2. Said point being the True Point of Beginning; thence S. 89° 55' 46" W., 151.12 feet; thence on a curve to the right with a radius of 25 feet, central angle of 90 degrees 25' 10" and arc length of 39.45 feet; thence S. 00° 21' 05" W., 247.53 feet, thence N. 89° 58' 08" W., 176.30 feet; thence N. 00° 21' 05" E., 272.40 feet to the True Point of Beginning. (Containing 47.916 square feet more or less)

Note: BASIS OF BEARINGS:  
The East line of Parcels 1 & 2 (N. 00° 19' 12" E.) per Parcel Map Document No. 23192 Douglas County, Nevada.

WITNESS OUR HANDS, this 5<sup>th</sup> day of December, 1994.

Deborah H. Snyder  
DEBORAH H. SNYDER

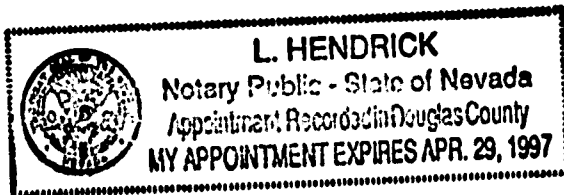
Kelly J. Ferrari  
KELLY J. FERRARI

Lisa L. Huckaba Mc Coy  
LISA L. HUCKABA MC COY

STATE OF NEVADA )  
 ) ss.  
COUNTY OF Douglas )

On December, 1994, personally appeared before me, a Notary Public, DEBORAH H. SNYDER, personally known or proved to me to be the person whose name is subscribed to the above instrument and who acknowledged that she executed the instrument.

L. Hendrick  
Notary Public



STATE OF NEVADA )

COUNTY OF Douglas ) ss.

On December 5, 1994, personally appeared before me, a Notary Public, KELLY J FERRARI, personally known or proved to me to be the person whose name is subscribed to the above instrument and who acknowledged that she executed the instrument.

L. Hendrick  
Notary Public



STATE OF NEVADA )

COUNTY OF Douglas )

On December 5, 1994, personally appeared before me, a Notary Public, LISA L. HUCKABA MC COY, personally known or proved to me to be the person whose name is subscribed to the above instrument and who acknowledged that she executed the instrument.

L. Hendrick  
Notary Public



COPIES

REQUESTED BY  
**STEWART TITLE OF DOUGLAS COUNTY**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

94 DEC 15 P4:36

SUZANNE BEAUDREAU  
RECORDER

\$10.00 PAID kr DEPUTY

Sheerin, Walsh  
& Neale  
Attorneys At Law  
Carson City and  
Gardnerville, Nevada

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