

West Ridge  
1187A High School St.  
Gardnerville, NV 89410

THIS INSTRUMENT IS BEING RECORDED AS AN ACCOMODATION ONLY. NO LIABILITY, EXPRESSED OR IMPLIED, IS ASSUMED AS TO IT'S REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

BOUNDARY LINE ADJUSTMENT  
AND  
QUITCLAIM DEED

STEWART TITLE OF DOUGLAS COUNTY

THIS INDENTURE WITNESSETH:

That WEST RIDGE DEVELOPMENT AND CONSTRUCTION, INC., a Nevada corporation, party of the first part, and BILL MERRILL and KELLIE J. MERRILL, husband and wife, as joint tenants with right of survivorship, parties of the second part, as owners of adjacent and abutting parcels of land, for good and valuable consideration, the receipt whereof is hereby acknowledged, do by these presents desire to adjust the boundary line of their respective properties pursuant to the provisions of NRS 278.461(2)(c).

WEST RIDGE DEVELOPMENT AND CONSTRUCTION, INC. is the owner of that certain property situate in the County of Douglas, State of Nevada, particularly described as follows:

(See Exhibit "A", attached hereto.)

BILL MERRILL and KELLIE J. MERRILL are the owners of that certain property situate in the County of Douglas, State of Nevada, particularly described as follows:

Lot 83, as shown on the official map of GARDNERVILLE RANCHOS UNIT NO. 5, filed for record on November 4, 1970, in the office of the County Recorder of Douglas County, Nevada, as Document No. 50056.

WEST RIDGE DEVELOPMENT AND CONSTRUCTION, INC. hereby releases, remises and quitclaims unto BILL MERRILL and KELLIE J. MERRILL, husband and wife, as joint tenants with right of survivorship, all that certain portion of Exhibit "B" necessary to be conveyed to the Merrills so that the legal description of the Merrill property shall be as described on Exhibit "C", attached hereto.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Henceforth the legal description of the adjusted Lot 83 shall be as described on Exhibit "C", attached hereto.

This conveyance is made in conformity with that certain Boundary Line Adjustment recorded February 1, 1995, as Document No. 355402, Official Records, Douglas County, Nevada.

DATED: JANUARY 5, 1995.

WEST RIDGE DEVELOPMENT AND CONSTRUCTION, INC.

By: Peter M. Beekhof, Jr.  
Peter M. Beekhof, Jr.  
President

BILL MERRILL and KELLIE J. MERRILL join in the execution of the foregoing document for the purpose of consenting to the modification of the legal description of the Merrill parcel.

DATED: JANUARY 5, 1995.

Bill Merrill  
Bill Merrill

Kellie J. Merrill  
Kellie J. Merrill

STATE OF NEVADA )  
 ) ss  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on JANUARY 5,  
1995, by PETER M. BEEKHOF, JR., as President of WEST RIDGE DEVELOPMENT  
AND CONSTRUCTION, INC.

Susan L. Hudson  
Notary Public



STATE OF NEVADA )  
 ) ss  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on JANUARY 5,  
1995, by BILL MERRILL and KELLIE J. MERRILL.

Susan L. Hudson  
Notary Public



# EXHIBIT A

## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada County of Douglas, described as follows:

A parcel of land located within a portion of the Northwest 1/4 of Section 22, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada described as follows:

Commencing at the Northwest corner of Lot 3 of that certain subdivision plat known as Gardnerville Ranchos Unit No. 5 recorded as Document No. 50056, Book 80 page 675 of the Official Records of Douglas County, Nevada; thence along the North boundary of said subdivision North  $89^{\circ}52'50''$  East, 373.40 feet to a point which is common to the North boundary of said subdivision and the Easterly right of way of Lyell Way; thence South  $00^{\circ}16'11''$  East along the Easterly right of way of Lyell Way, 740.00 feet to the POINT OF BEGINNING;

thence North  $89^{\circ}52'50''$  East, 851.17 feet; thence South  $00^{\circ}05'51''$  East, 55.61 feet to the Northeasterly corner of Lot 95 of said subdivision; thence South  $89^{\circ}54'09''$  West, 250.00 feet; thence South  $61^{\circ}17'32''$  West, 113.91 feet; thence North  $61^{\circ}29'13''$  West, 113.91 feet; thence South  $89^{\circ}54'09''$  West, 401.00 feet to a point on the right of way of Lyell Way; thence North  $00^{\circ}16'11''$  West along said right of way, 55.28 feet to the POINT OF BEGINNING.

A portion of Assessors Parcel No. 29-162-01.

355404

BK0295PG0118

# EXHIBIT B

019-23-93  
09/21/94

## DESCRIPTION

### GARDNERVILLE RANCHOS UNIT 5 Area Adjusted to APN 29-162-16

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Northwest one-quarter (NW¼) of Section 22, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows;

Commencing at the northwest corner of Lot 3 of that certain subdivision plat known as Gardnerville Ranchos Unit No. 5 recorded as Document No. 50056, Book 80, Page 675 of the Official Records of Douglas County, Nevada; thence along the North boundary of said subdivision North  $89^{\circ}52'50''$  East, 373.40 feet to a point which is common to the North boundary of said subdivision and the easterly right-of-way of Lyell Way; thence South  $00^{\circ}16'11''$  East along the easterly right-of-way of Lyell Way, 740.00 feet to the POINT OF BEGINNING;

thence North  $89^{\circ}52'50''$  East, 150.00 feet;

thence South  $01^{\circ}18'42''$  East, 55.36 feet;

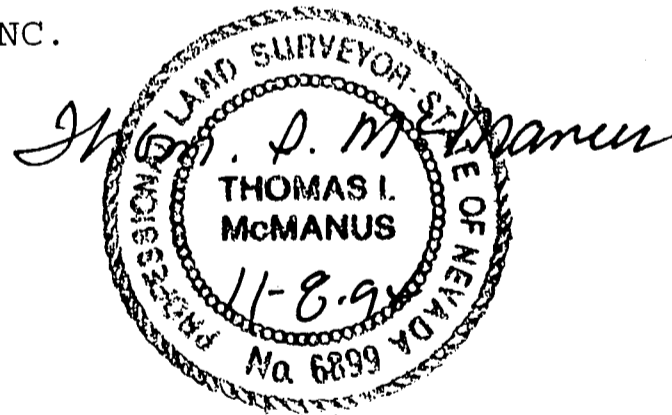
thence South  $89^{\circ}54'09''$  West, 151.01 feet;

thence North  $00^{\circ}16'11''$  West, 55.29 feet to the POINT OF BEGINNING, containing 8,325 square feet, more or less.

The basis of bearing of this description is identical with centerline of Lyell Way as shown on the subdivision plat for Gardnerville Ranchos Unit No. 5, filed as Document No. 50056, Book 80, Page 675, Office of Recorder, Douglas County, Nevada.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2294  
Minden, Nevada 89423



355404  
BK0295PG0119

# EXHIBIT C

019-23-93  
09/21/94

## DESCRIPTION

### GARDNERVILLE RANCHOS UNIT 5 Adjusted APN 29-162-16

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Northwest one-quarter (NW $\frac{1}{4}$ ) of Section 22, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows;

Commencing at the northwest corner of Lot 3 of that certain subdivision plat known as Gardnerville Ranchos Unit No. 5 recorded as Document No. 50056, Book 80, Page 675 of the Official Records of Douglas County, Nevada; thence along the North boundary of said subdivision North 89°52'50" East, 373.40 feet to a point which is common to the North boundary of said subdivision and the easterly right-of-way of Lyell Way; thence South 00°16'11" East along the easterly right-of-way of Lyell Way, 740.00 feet to the POINT OF BEGINNING;

thence North 89°52'50" East, 150.00 feet;

thence South 01°18'42" East, 55.36 feet;

thence South 00°05'51" East, 110.00 feet;

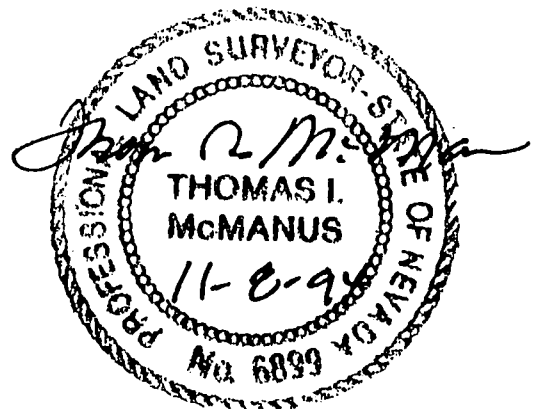
thence South 89°54'09" West, 150.68 feet;

thence North 00°16'11" West, 165.29 feet to the POINT OF BEGINNING, containing 24,918 square feet, more or less.

The basis of bearing of this description is identical with centerline of Lyell Way as shown on the subdivision plat for Gardnerville Ranchos Unit No. 5, filed as Document No. 50056, Book 80, Page 675, Office of Recorder, Douglas County, Nevada.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
P.O. Box 2294  
Minden, Nevada 89423



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

'95 FEB -1 P4:07

LINDA SLATER  
RECORDER

\$11.00 PAID BY DEPUTY

355404

BK0295PG0120