

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

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

See Exhibit A attached hereto and made a part hereof by this reference.

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

See Exhibit B attached hereto and made a part hereof by this reference.

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

NOW, THEREFORE, this indenture witnesseth:

That in consideration of \$10.00 plus other good and sufficient consideration, paid to Grantor by Grantee, D. GERALD BING AND JERRY J. BING, husband and wife, Grantors herein, do hereby grant, bargain, sell to RICHARD E. SPENCE AND MARGARET J. HERMAN, Grantees herein, and the heirs, successors and assigns of the Grantee forever, all that real estate located in Douglas County, Nevada, described as follows:

See Exhibit C attached hereto and made a part hereof by this reference.

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 remaining vested in Grantor located in Douglas County, Nevada, is described as follows:

See Exhibit D attached hereto and made a part hereof by this reference.

and

Further, the parcel of real estate now vested in Grantee located in Gardnerville, Nevada, is described as follows:

**393832**

**BK0896PG1411**

See Exhibit E attached hereto and made a part hereof by this reference.

WITNESS OUR HANDS, this 18<sup>th</sup> day of April, 1996.

[Signature]  
D. GERALD BING

[Signature]  
JERRY J. BING

STATE OF NEVADA )  
COUNTY OF Douglas ) ss.

On August 6, 1996, personally appeared before me, a Notary Public, D. Gerald Bing & Jerry J. Bing, personally known or proved to me to be the person whose name is subscribed to the above instrument and who acknowledged that they executed the instrument.

[Signature]  
Notary Public



When recorded mail to:

Herman/Spence  
P.O. 1131  
Minde, NV 89423

The Grantor declares:

Document Transfer Tax

(x) computed on full value of \$67.60 for Exhibit C Exempt #3 Exhibit A, B, D & E  
property conveyed lot line adjustment

MAIL TAX STATEMENT TO:

SAME AS ABOVE

393832

BK0896PG1412

# EXHIBIT A

## LEGAL DESCRIPTION

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

Parcel 44, Record of Survey No. 51917.

A Parcel of land, located within a portion of the East one-half of the Northwest one-quarter of Section 13, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

COMMENDING at the Northwest corner of said section 13, as shown on the Record of Survey Map filed in the Office of the County Recorder, in Book 1083 of Official Records, at Page 3419, Douglas County, Nevada, as Document No. 89985; thence South 0 degree 57'48" West, 1324.44 feet to the North one-sixteenth corner of Sections 13 and 14; thence South 89 degrees 27'24" East, 1313.41 feet to the Northwest one-sixteenth corner of Section 13, being the Northwest corner of Parcel 44 and the POINT OF BEGINNING; thence South 89 degrees 27'24" East, 656.71 feet; thence North 0 degree 46'42" East, 662.51 feet; thence South 89 degrees 27'04" East, 656.00 feet to a point on the North-South Centerline of Section 13; thence South 0 degree 43'00" West, 1987.35 feet to the center one-quarter of Section 13; thence North 89 degrees 28'03" West, 1316.27 feet to the center west one-sixteenth corner of Section 13; thence North 0 degree 50'24" East, 1325.16 feet to the POINT OF BEGINNING.

Together with easements as shown on the Record of Survey Map filed in Book 1280 of Official Records, at Page 1510, Douglas County, Nevada, as Document No. 51917.

This legal description adjusts the position and configuration of Parcel 44 as shown on the Record of Survey Map No. 51917, to make it consistent with the subsequent sectional breakdown of Section 13, as shown on Map No. 89985.

Parcel 46, Record of Survey No. 51917.

A parcel of land located within the Southeast one-quarter of the Southwest one-quarter of Section 12, and the Northeast one-quarter of the Northeast one-quarter of the Northwest one-quarter of Section 13, all in Township 13 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

Continued on next page

BEGINNING at the one-quarter corner common to said Sections 12 and 13 as shown on the Record of Survey Map filed in the Office of the County Recorder in Book 1083 of Official Records, at Page 3491, Douglas County, Nevada, as Document No. 89985; thence South 0 degree 43'00" West, 662.45 feet along the North-south centerline of Section 13, thence North 89 degrees 27'04" West, 656.00 feet; thence North 0 degree 46'42" East, 662.52 feet to a point on the South line of Section 12; thence North 89 degrees 26'43" West, 655.28 feet to the West one-sixteenth corner of Sections 12 and 13; thence North 0 degree 07'02" West, 1324.67 feet to the Southwest one-sixteenth corner of Section 12; thence South 89 degrees 20'12" East, 1316.50 feet to the center South one-sixteenth of Section 12; thence south 0 degree 08'19" West, 1322.12 feet to the POINT OF BEGINNING.

Together with easements as shown on the Record of Survey map filed in Book 1280 of Official Records, at Page 1510, Douglas County, Nevada, as Document No. 51917.

This legal description adjusts the position and configuration of Parcel 46 as shown on said Record of Survey Map No. 51917 to make it consistent with the subsequent sectional breakdown of Sections 12 and 13 as shown on Map No. 89985.

Assessors Parcel No. 23-270-30

# EXHIBIT B

## LEGAL DESCRIPTION

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

All that certain property situate in Sections 11 and 12, Township 13 North, Range 20 East, M.D.B.&M., Douglas County, State of Nevada, more particularly described as follows:

Parcel 58 as shown on Record of Survey for Bernard Furlan and Angel Giusti, recorded January 27, 1983, in Book 183, Page 1298, Document No. 75477.

Assessors Parcel No. 23-400-06

RESERVING THEREFROM a non-exclusive road easements over and across said Parcel here-in-above mentioned as set forth on that Land Division Map being a portion of Parcel 2 Land Division Map, Document No. 19092. Being a portion of Sections 2, 3, 4, 5, 9, 10, 11, 12, 15, 16, 21, 22, Township 13 North, Range 20 East, M.D.B.&M., filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 2, 1978, as Document No. 27700.

TOGETHER WITH a non-exclusive road easement over and across the parcels of land here-in-above mentioned as set forth on the Land Division Map being a portion of Parcel 2 Land Division Map, Document No. 19092, being portions of Sections 2, 3, 4, 5, 9, 10, 11, 12, 15, 16, 21 and 22, Township 13 North, Range 20 East, M.D.B.&M., filed for record in the Office of the County Recorder of Douglas County, Nevada, on November 2, 1978, as Document No. 27700, excepting therefrom all those certain road easements traversing the here-in-above first mentioned parcel of land.

Page 1 of 1

393832

BK0896PG1415

**LEGAL DESCRIPTION**

of

Parcel to be transferred  
from Bing  
to Spence/Herman

*Exhibit C*

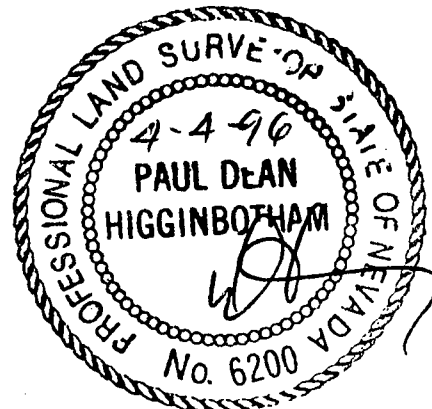
A boundary line adjustment between Parcel 58 as shown on Record of Survey for Bernard Furlan and Angelo Giusti, recorded January 27, 1983, in Book 183, page 1298, document no. 75477 Official Records of Douglas County, Nevada and Parcel 46 as shown on Record of Survey for Nevis Industries, filed for record in Book 1280, page 1510, document no. 51917 Official Records of Douglas County, Nevada and also known as assessors parcel numbers 23-400-06 and 23-270-30 respectively and more particularly described as follows:

All that certain lot, piece, parcel or portion of land situate, lying and being within the southeast 1/4 of the southwest 1/4 of Section 12, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

Commencing at the southwest corner of said southeast 1/4 of the southwest 1/4 which point is the TRUE POINT OF BEGINNING; thence along the west line of said southeast 1/4 of the southwest 1/4 North 00°01'15" East a distance of 1,319.98 feet to the northwest corner of said southeast 1/4 of the southwest 1/4; thence along the north line thereof North 89°36'52" East a distance of 965.47 feet; thence leaving said line South 25°07'23" West a distance of 731.26 feet; thence South 44°36'40" West a distance of 933.31 feet to the TRUE POINT OF BEGINNING and containing 17.24 acres more or less.

The Basis of Bearing of this description is the north line of Parcel 46, which bears North 89°36'52" East as shown on the Record of Survey for Nevis Industries filed for record in Book 1280 at page 1510 as document number 51917, Official Records of Douglas County, Nevada.

Prepared: April 4, 1996  
By: Paul "Dean" Higginbotham, PLS 6200  
HIGG-N-SONS INC  
Professional Land Surveyors  
P. O. Box 425  
Gardnerville, NV 89410  
(702) 782-7444



**393832**

**LEGAL DESCRIPTION**

of

Adjusted Parcel 46 North

*Exhibit D*

All that certain lot, piece, parcel or portion of land situate, lying and being within the southeast 1/4 of the southwest 1/4 of Section 12, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcel 46 as shown on Record of Survey for Nevis Industries, filed for record in Book 1280, page 1510, document no. 51917 Official Records of Douglas County, Nevada described as follows:

Commencing at the southwest corner of said southeast 1/4 of the southwest 1/4 which point is the TRUE POINT OF BEGINNING; thence

North 44°36'40" East a distance of 933.31 feet; thence North 25°07'23" East a distance of 731.26 feet to a point on the north line of said Parcel 46; thence along said line North 89°36'52" East a distance of 345.00 feet to the northeast corner of said Parcel 46; thence along the east line thereof

South 00°00'52" West a distance of 871.96 feet to the centerline of an 80.00 foot wide access and utility easement as shown on aforesaid map; thence along said centerline South 36°58'51" West a distance of 247.12 feet to the beginning of a tangent curve to the right whose radius point bears North 53°01'09" West, 640.00 feet distant and which has a central angle of 52°37'43", an arc length of 587.87 and whose chord bears

South 63°17'42" West a distance of 567.42 feet to an angle point in the southwesterly line of said Parcel 46; thence along said line

South 89°36'34" West a distance of 655.17 feet to the TRUE POINT OF BEGINNING and containing 20.40 acres more or less.

The Basis of Bearing of this description is the north line of Parcel 46, which bears North 89°36'52" East as shown on the Record of Survey for Nevis Industries filed for record in Book 1280 at page 1510 as document number 51917, Official Records of Douglas County, Nevada.

Prepared: April 4, 1996  
By: Paul "Dean" Higginbotham, PLS 6200  
HIGG-N-SONS INC  
Professional Land Surveyors  
P. O. Box 425  
Gardnerville, NV 89410  
(702) 782-7444



393832

**LEGAL DESCRIPTION**

of

Adjusted Parcel 46 South

**EXHIBIT D**

All that certain lot, piece, parcel or portion of land situate, lying and being within the southeast 1/4 of the southwest 1/4 of Section 12 and the northeast 1/4 of the northwest 1/4 of Section 13, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcels 44 and 46 as shown on Record of Survey for Nevis Industries, filed for record in Book 1280, page 1510, document no. 51917 Official Records of Douglas County, Nevada described as follows:

Commencing at the northeast corner of said Parcel 46; thence along the east line thereof South 00°00'52" West a distance of 871.96 feet to the centerline of an 80.00 foot wide access and utility easement as shown on aforesaid map which point is the TRUE POINT OF BEGINNING; thence along said centerline South 36°58'51" West a distance of 247.12 feet to the beginning of a tangent curve to the right whose radius point bears North 53°01'09" West, 640.00 feet distant and which has a central angle of 52°37'43", an arc length of 587.87 and whose chord bears South 63°17'42" West a distance of 567.42 feet to an angle point in the southwesterly line of said Parcel 46; thence along said line South 00°01'37" West a distance of 662.35 feet to the west corner common to aforesaid Parcels 44 and 46; thence along the west line of said Parcel 44 South 00°00'27" West a distance of 662.39 feet to an angle point in said line; thence leaving said line North 89°35'22" East a distance of 655.29 feet to a point on the east line of said Parcel 44; thence along said line North 00°01'32" East a distance of 664.10 feet to the east corner common to said Parcel 44 and 46; thence along the east line of said Parcel 46 North 00°01'21" East a distance of 660.35 feet to the southwest corner of Parcel 47A as shown on aforesaid map; thence continuing along said east line North 00°00'52" East a distance of 447.99 feet to the TRUE POINT OF BEGINNING and containing 22.00 acres more or less.

*EXHIBIT D Page 2 of 4*

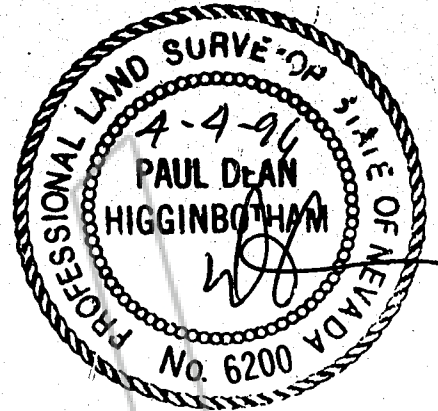
393832

BK0896PG1418



The Basis of Bearing of this description is the north line of Parcel 46, which bears North 89°36'52" East as shown on the Record of Survey for Nevis Industries filed for record in Book 1280 at page 1510 as document number 51917, Official Records of Douglas County, Nevada.

Prepared: April 4, 1996  
By: Paul "Dean" Higginbotham, PLS 6200  
HIGG-N-SONS INC  
Professional Land Surveyors  
P. O. Box 425  
Gardnerville, NV 89410  
(702) 782-7444



COPY

Exhibit D

**LEGAL DESCRIPTION**

of  
Adjusted Parcel 44

All that certain lot, piece, parcel or portion of land situate, lying and being within the southeast 1/4 of the northwest 1/4 of Section 13, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Parcel 44 as shown on Record of Survey for Nevis Industries, filed for record in Book 1280, page 1510, document no. 51917 Official Records of Douglas County, Nevada described as follows:

Commencing at the southwest corner of said Parcel 44 which point is the TRUE POINT OF BEGINNING; thence along the boundary line thereof

North 00°01'20" East a distance of 1,324.90 feet to a corner; thence

North 89°35'22" East a distance of 655.38 feet to a corner; thence leaving said line

North 89°35'22" East a distance of 655.29 feet to a point on the east line of said Parcel 44; thence along said line

South 00°01'32" West a distance of 1,324.79 feet to the southeast corner of said Parcel 44; thence along the south line thereof

South 89°35'04" West a distance of 1,310.60 feet to the TRUE POINT OF BEGINNING and containing 39.86 acres more or less.

The Basis of Bearing of this description is the north line of Parcel 46, which bears North 89°36'52" East as shown on the Record of Survey for Nevis Industries filed for record in Book 1280 at page 1510 as document number 51917, Official Records of Douglas County, Nevada.

Prepared: August 6, 1996  
By: Paul "Dean" Higginbotham, PLS 6200  
HIGG-N-SONS INC  
Professional Land Surveyors  
P. O. Box 425  
Gardnerville, NV 89410  
(702) 782-7444



393832

EXHIBIT E

**LEGAL DESCRIPTION**

of  
Adjusted Parcel 58

All that certain lot, piece, parcel or portion of land situate, lying and being within the south 1/2 of the southwest 1/4 of Section 12, Township 13 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

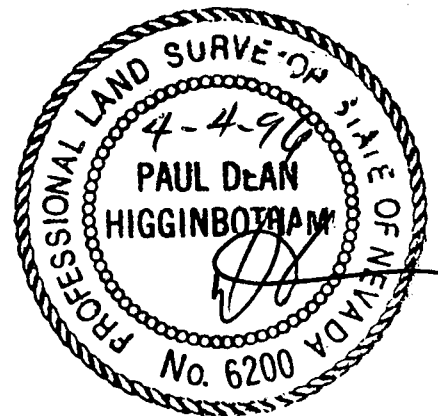
Parcel 58 as shown on Record of Survey for Bernard Furlan and Angelo Giusti, recorded January 27, 1983, in Book 183, page 1298, document no. 75477 Official Records of Douglas County, Nevada .

Together with all that portion of Parcel 46 as shown on Record of Survey for Nevis Industries, filed for record in Book 1280, page 1510, document no. 51917 Official Records of Douglas County, Nevada described as follows:

Commencing at the southwest corner of said southeast 1/4 of the southwest 1/4 which point is the TRUE POINT OF BEGINNING; thence along the west line of said southeast 1/4 of the southwest 1/4  
North 00°01'15" East a distance of 1,319.98 feet to the northwest corner of said southeast 1/4 of the southwest 1/4; thence along the north line thereof  
North 89°36'52" East a distance of 965.47 feet; thence leaving said line  
South 25°07'23" West a distance of 731.26 feet; thence  
South 44°36'40" West a distance of 933.31 feet to the TRUE POINT OF BEGINNING and containing 17.24 acres more or less.

The Basis of Bearing of this description is the north line of Parcel 46, which bears North 89°36'52" East as shown on the Record of Survey for Nevis Industries filed for record in Book 1280 at page 1510 as document number 51917, Official Records of Douglas County, Nevada.

Prepared: April 4, 1996  
By: Paul "Dean" Higginbotham, PLS 6200  
HIGG-N-SONS INC  
Professional Land Surveyors  
P. O. Box 425  
Gardnerville, NV 89410  
(702) 782-7444



COPY

REQUESTED BY  
**Stewart Title of Douglas County**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

'96 AUG -7 P4:44

393832

BK0896PG1422

LINDA SLATER  
RECORDER  
PAID *K2* DEPUTY