

RPTT \$0 #3
No. 98071817

When recorded mail to:
Raymond Smith
P. O. BOX 1195
Minden, Nv. 89423

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THEREIN.

STEWART TITLE OF DOUGLAS COUNTY
BOUNDARY LINE ADJUSTMENT AND QUITCLAIM DEED

THIS INDENTURE WITNESSETH:

That on this 29th day of DECEMBER, 1998, RAYMOND M. SMITH, Trustee of the RAYMOND M. SMITH AND MARGARET MAY SMITH FAMILY TRUST, dated March 12, 1979, does hereby declare and enter into this Boundary Line Adjustment and Quitclaim Deed as follows:

W I T N E S S E T H :

That RAYMOND M. SMITH, Trustee of the RAYMOND M. SMITH AND MARGARET MAY SMITH FAMILY TRUST, dated March 12, 1979, as the sole owner of adjacent and abutting parcels of land, for good and valuable consideration, does, by these presents and pursuant to the provisions of NRS 278.461(4)(c), desire to adjust the boundary lines between three (3) parcels hereinafter described. Said parcels being adjusted are located in the County of Douglas, State of Nevada, and described as follows:

PARCEL 1:

Description of Parcel 4D-1, reflecting a Boundary Line Adjustment with Parcel 4C, being a portion of the Southeast 1/4, Section 27, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, and being more particularly described as follows:

Commencing at the South 1/4 corner of Section 27; thence North 18°19'32" East, 2304.11 feet to a point on the Northerly right of way line of West High Point Court; said point being the true point of beginning; thence North 47°54'12" West, 677.86 feet; thence North 89°58'27" East, 574.52 feet; thence South 00°01'33" East, 170.00 feet; thence South 36°36'07" West, 235.33 feet; thence South 47°54'12" East, 110.00 feet; thence along a curve to the left with a radius of 20.00 feet, an arc length of 19.25 feet and delta angle of 55°09'34" to a point along the Northerly right of way line of West High Pointe Court; thence from a tangent bearing of South 76°56'14" West along a curve to the left with a radius of 63.00 feet, an arc length of 35.89 feet and delta angle of 41°31'03" to the point of beginning.

Said parcel of land further imposed as 4D-1 on that certain Record of Survey recorded September 18, 1998, as Document No. 449744.

PARCEL 2:

Parcel 4D-2 as shown on Parcel Map No. 21 for Raymond M. Smith, filed for record in the Office of the Douglas County Recorder on March 17, 1995, in Book 395, Page 2506, as Document No. 358150, Official Records.

PARCEL 3:

Description of Assessor's Parcel Number 21-141-18, reflecting a Boundary Line Adjustment with Assessor's Parcel Number 21-141-12, being a portion of the Southeast 1/4, Section 27, Township 14 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, and being more particularly described as follows:

Commencing at the center of Section 27, said point being the true point of beginning; thence North 89°58'27" East, 25.00 feet; thence South 39°53'33" East, 674.70 feet; thence North 86°25'10" East, 246.45 feet to a point on the West High Point Court right of way; thence along said right of way from a tangent bearing of South 03°34'50" East along a curve to the left with a radius of 63.00 feet, delta angle of 43°23'17", tangent length of 25.06 feet and arc length of 47.71 feet; thence South 33°53'53" West, 139.35 feet; thence South

89°58'05" West, 646.60 feet; thence North 00°03'52" East, 660.40 feet to the true point of beginning.

Said parcel of land further imposed as revised Parcel 4D-3 on that certain Record of Survey recorded June 3, 1998, as Document No. 441191.

NOW, THEREFORE, RAYMOND M. SMITH, Trustee of the RAYMOND M. SMITH AND MARGARET MAY SMITH FAMILY TRUST, dated March 12, 1979, do by these presents release, remise and forever quitclaim all lands necessary to effectuate the boundary line adjustments described herein. In furtherance thereof, RAYMOND M. SMITH, Trustee of the RAYMOND M. SMITH AND MARGARET MAY SMITH FAMILY TRUST, dated March 12, 1979, hereby dedicates and quitclaims to RAYMOND M. SMITH, Trustee of the RAYMOND M. SMITH AND MARGARET MAY SMITH FAMILY TRUST, dated March 12, 1979, all property necessary to adjust the parcels in conformance with this Boundary Line Adjustment so that henceforth Parcel 1 shall have the legal description set forth on Exhibit "A" attached hereto and incorporated herein by this reference, Parcel 2 shall have the legal description set forth on Exhibit "B" attached hereto and incorporated herein by this reference, and Parcel 3 shall have the legal description set forth on Exhibit "C" attached hereto and incorporated herein by this reference.

IN WITNESS WHEREOF, the undersigned has executed this document on the day and year first set forth above.

Raymond M. Smith

Raymond M. Smith, Trustee

STATE OF *Nevada*)
COUNTY OF *Douglas*) ss

This instrument was acknowledged before me on *Dec. 29*, 1998, by RAYMOND M. SMITH, as Trustee of the RAYMOND M. SMITH AND MARGARET MAY SMITH FAMILY TRUST.

L. Hendrick

Notary Public

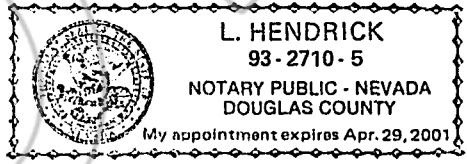


EXHIBIT "A"

DESCRIPTIONS
BLA - 2 4 lot parcels

PARCEL 4D-1
Legal Description
Douglas County, Nevada

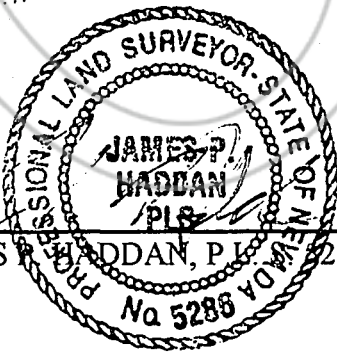
DESCRIPTION OF PARCEL 4D-1, REFLECTING A BOUNDARY LINE ADJUSTMENT WITH PARCEL 4D-2 AND PARCEL 4D-3, BEING A PORTION OF THE S.E. ¼ SECTION 27, T.14N., R.20E., M.D.B.& M., DOUGLAS COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 27; SAID POINT BEING THE **TRUE POINT OF BEGINNING**; THENCE N 89°58'27" E, 793.02 FEET; THENCE S 00°01'33" E, 170.00 FEET; THENCE S 36°36'07" W, 235.33 FEET; THENCE S 47°54'12" E, 110.00 FEET; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 20.00 FEET, A TANGENT LENGTH OF 10.45 FEET, AN ARC LENGTH OF 19.25 AND DELTA ANGLE OF 55°09'34" TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF WEST HIGH POINTE COURT; THENCE FROM A TANGENT BEARING OF S 76°56'14" W ALONG A CURVE TO THE LEFT WITH A RADIUS OF 63.00 FEET, A TANGENT LENGTH OF 18.45 FEET, AN ARC LENGTH OF 35.89 FEET AND DELTA ANGLE OF 32°38'29"; THENCE N 47°54'12" W, 307.29 FEET; THENCE FROM A TANGENT BEARING OF N 74°29'28" W ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET, A TANGENT LENGTH OF 9.26 FEET, AN ARC LENGTH OF 17.74 FEET AND DELTA ANGLE OF 40°40'04"; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 63.00 FEET, A TANGENT LENGTH OF 153.71 FEET, AN ARC LENGTH OF 148.91 FEET AND DELTA ANGLE 135°25'31"; THENCE N 79°14'56" W, 371.89 FEET TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 4.65 ACRES MORE, OR LESS.

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE S.E. ¼ OF SECTION 27, AS SHOWN ON THE PARCEL MAP RECORDED AS DOCUMENT NO. 121871, DOUGLAS COUNTY RECORDS.

(BEARING N 89°57'00" E)



JAMES P. HADDAN, P.L.S. 5286

10/29/98
DATE

0458725

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EXHIBIT "B"

PARCEL 4D-2

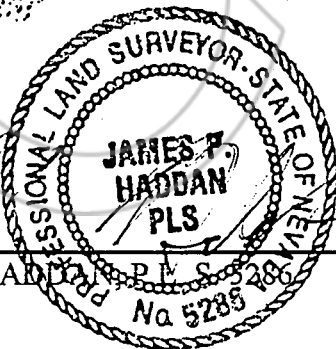
**Legal Description
Douglas County, Nevada**

DESCRIPTION OF PARCEL 4D-2, REFLECTING A BOUNDARY LINE ADJUSTMENT WITH PARCEL 4D-1 AND PARCEL 4D-3, BEING A PORTION OF THE S.E. ¼ SECTION 27, T.14N., R.20E., M.D.B.& M., DOUGLAS COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 27; THENCE S 00°03'52" W, 192.09 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 79°14'56" E, 371.89 FEET; THENCE FROM A TANGENT BEARING OF N 10°45'04" E ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 63.00 FEET, A TANGENT LENGTH OF 153.71 FEET, AN ARC LENGTH OF 148.91 FEET AND DELTA ANGLE OF 135°25'31"; THENCE ALONG A CURVE TO THE LEFT WITH A RADIUS OF 25.00 FEET, A TANGENT LENGTH OF 9.26 FEET, AN ARC LENGTH OF 17.74 FEET AND DELTA ANGLE OF 40°40'04"; THENCE S 47°54'12" E, 307.29 FEET TO A POINT ON WEST HIGH POINTE RIGHT OF WAY; THENCE ALONG SAID RIGHT OF WAY FROM A TANGENT BEARING OF S 44°17'45" W ALONG A CURVE TO THE LEFT WITH A RADIUS OF 63.00 FEET, A TANGENT LENGTH OF 27.97 FEET, AN ARC LENGTH OF 52.64 FEET AND DELTA ANGLE OF 47°52'35"; THENCE S 86°25'10" W, 359.58 FEET; THENCE S 18°06'23" W, 142.58 FEET; THENCE S 89°58'05" W, 301.24 FEET; THENCE N 00°03'52" E, 468.31 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 5.19 ACRES MORE, OR LESS.

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE S.E. ¼ OF SECTION 27, AS SHOWN ON THE PARCEL MAP RECORDED AS DOCUMENT NO. 121871, DOUGLAS COUNTY RECORDS.
(BEARING N 89°57'00" E)



JAMES P. HADDAN

10/29/98
DATE

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EXHIBIT "C"

PARCEL 4D-3

Legal Description

Douglas County, Nevada

DESCRIPTION OF PARCEL 4D-3, REFLECTING A BOUNDARY LINE ADJUSTMENT WITH PARCEL 4D-2, BEING A PORTION OF THE S.E. ¼ SECTION 27, T.14N., R.20E., M.D.B.& M., DOUGLAS COUNTY, NEVADA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SECTION 27; THENCE S 00°03'52" W, 660.40 FEET; THENCE N 89°58'05" E, 301.24 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 18°06'23" E, 142.58 FEET; THENCE N 86°25'10" E, 359.58 FEET TO A POINT ON THE RIGHT OF WAY LINE OF WEST HIGH POINTE COURT; THENCE ALONG SAID RIGHT OF WAY LINE FROM A TANGENT BEARING OF S 03°34'50" E ALONG A CURVE TO THE LEFT WITH A RADIUS OF 63.00 FEET, A TANGENT LENGTH OF 25.06 FEET, AN ARC LENGTH OF 47.71 FEET AND DELTA ANGLE OF 43°23'17"; THENCE S 33°53'53" W, 139.35 FEET; THENCE S 89°58'05" W, 345.36 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINING 1.23 ACRES MORE, OR LESS.

BASIS OF BEARINGS: THE BASIS OF BEARINGS IS THE SOUTH LINE OF THE S.E. ¼ OF SECTION 27, AS SHOWN ON THE PARCEL MAP RECORDED AS DOCUMENT NO. 121871, DOUGLAS COUNTY RECORDS.
(BEARING N 89°57'00" E)


JAMES P. HADDAN, P.L.S. 5286

10/29/98
DATE

SAID EXHIBITS "A", "B", AND "C" LEGAL DESCRIPTIONS CONTAINED HEREIN ARE FURTHER IMPOSED ON THAT CERTAIN RECORD OF SURVEY SUPPORTING A BOUNDARY LINE ADJUSTMENT FOR RAYMOND M. SMITH RECORDED JANUARY 11, 1999 IN BOOK 199 PAGE 1436 AS DOCUMENT NO. 458377.

ASSESSOR'S PARCEL NO. 21-141-06, 21-141-16
21-141-17, 21-141-26

0458725

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

'99 JAN 14 P3:40

LINDA SLATER
RECORDER

\$ 12.⁰⁰ PAID *AK* DEPUTY

0458725

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