

When Recorded Mail TO"

Mr. Ballou

2980 San Mateo Dr

Minden, NV 89423

BOUNDARY LINE ADJUSTMENT DEED

APN 23-090-14

plm 1320-02-002-033

THIS INDENTURE WITNESSETH:

That on this 5th day of July, 2000, JAMES EDWARD BATEMAN and CHERYL J. BATEMAN, CO-TRUSTEES OF THE JDK 1991 TRUST and FRANK W. MCCOURT, an ^{un} married man ~~dealing with his sole and separate property~~, parties of the first part, and ROBERT S. BALLOU and LAUREL S. BALLOU, husband and wife, parties of the second part, do hereby enter into this Boundary Line Adjustment and Deed as follows:

WITNESSETH:

WHEREAS:

A. JAMES EDWARD BATEMAN and CHERYL J. BATEMAN, CO-TRUSTEES OF THE JDK 1991 TRUST, as to an undivided one-half interest, and FRANK W. MCCOURT, ^{an unmarried man} ~~a married man~~ ~~dealing with his sole and separate property~~, as to an undivided one-half interest are the owners of that certain parcel of land (the "Bateman/McCourt Parcel") situate in the County of Douglas, State of Nevada, and more particularly described as follows:

The Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 13 North, Range 20 East, M.D.B.&M.

B. ROBERT S. BALLOU and LAUREL S. BALLOU, husband and wife as community property with right of survivorship, are the owners of that certain parcel of land (the "Ballou Parcel"), situate in the County of Douglas, State of Nevada, and being a portion of the Northeast 1/4 of Section 2, Township 13 North, Range 20 Est, M.D.B.&M. more particularly described as follows:

Parcel 4 as shown on Parcel Map No. 2015 for Raymond M. Smith filed in the office of the County Recorder of Douglas County on November 8, 1995 in Book 1195, Page 1331 as Document No. 374462, Official Records.

C. The parties, as owners of the adjacent and abutting parcels of land described above, for good and valuable consideration, do by these presents desire to adjust the boundary lines of their respective properties pursuant to NRS 278.461(4)(c), as follows:

NOW, THEREFORE, JAMES EDWARD BATEMAN and CHERYL J. BATEMAN, CO-TRUSTEES OF THE JDK 1991 TRUST, and FRANK W. MCCOURT, ^{an unmarried man} ~~a married man~~ ~~dealing with his/sole and separate property~~, in consideration of the sum of \$10.00, lawful money of the United States of America in hand paid, and other good and valuable consideration not herein recited, the sufficiency and receipt of which is hereby acknowledged, do by these presents grant, bargain and sell to ROBERT S. BALLOU and LAUREL S. BALLOU, husband and wife as community property with right of survivorship, and to their heirs, successors and assigns, that certain real property situate in the County of Douglas, State of Nevada, more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

Together with the tenements, hereditaments, and appurtenances thereunto belonging and appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

In furtherance thereof, the Bateman/McCourt Parcel described first above shall henceforth have the legal description as set forth on Exhibit "B", attached hereto and incorporated herein; and the Ballou Parcel last described above shall henceforth have the legal description as set forth on Exhibit "C", attached hereto and incorporated herein.

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.

James Edward Bateman Co Trustee
James Edward Bateman, Co-Trustee of
The JDK 1991 Trust

Robert S. Ballou
Robert S. Ballou

Cheryl J. Bateman Co Trustee
Cheryl J. Bateman, Co-Trustee of
The JDK 1991 Trust

Laurel S. Ballou
Laurel S. Ballou

Frank W. McCourt
Frank W. McCourt

STATE OF Nevada)
COUNTY OF Douglas) SS

This instrument was acknowledged before me on 7/5/00, 2000, by JAMES EDWARD BATEMAN and CHERYL J. BATEMAN, as CO-TRUSTEES OF THE JDK 1991 TRUST.

Marilyn L. Bigham
Notary Public



STATE OF Nevada)
COUNTY OF Douglas) SS

This instrument was acknowledged before me on 7/5/00, 2000, by FRANK W. McCOURT.

Marilyn L. Bigham
Notary Public



STATE OF Nevada)
COUNTY OF Douglas) SS

This instrument was acknowledged before me on June 29, 2000, by ROBERT S. BALLOU and LAUREL S. BALLOU.

Mary H. Kelsh
Notary Public



EXHIBIT "A"

06/15/2000

00072-1

DESCRIPTION

Bateman / McCourt to Ballou

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

All that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 13 North, Range 20 East, M.D.M., more particularly described as follows:

Beginning at the Southwest corner of Parcel 3 of Parcel Map No. 2015, filed for record on November 8, 1995 as Document No. 374462;

thence South $89^{\circ}56'10''$ East 659.84 feet;

thence South $00^{\circ}21'11''$ West 315.00 feet;

thence North $89^{\circ}56'10''$ West 659.63 feet;

thence North $00^{\circ}18'57''$ East 315.00 feet to the Point of Beginning.

Containing 4.77 acres, more or less.

The Basis of Bearing for this description is identical to that Parcel Map, Document No. 374462.

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

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

SEAL OF THE COUNTY OF DOUGLAS, NEVADA
RONALD W. TURNER
Ronald W. Turner
6/15/2000

0495956
BK0700PG2636

DESCRIPTION
Adjusted APN 23-090-14

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

All that portion of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ of Section 2, Township 13 North, Range 20 East, M.D.M., more particularly described as follows:

Beginning at a point which bears South $00^{\circ}18'57''$ West 315.00 feet from the Southwest corner of Parcel 3 of Parcel Map No. 2015, filed for record on November 8, 1995 as Document No. 374462;

thence South $89^{\circ}56'10''$ East 659.63 feet;

thence South $00^{\circ}21'11''$ West 343.59 feet;

thence North $89^{\circ}56'57''$ West 659.41 feet;

thence North $00^{\circ}18'57''$ East 343.73 feet to the Point of Beginning.

Containing 5.20 acres, more or less.

The Basis of Bearing for this description is identical to that Parcel Map, Document No. 374462.

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

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

Ronald W. Turner
6/15/2000

0495956
BK0700PG2637

EXHIBIT "C"

LEGAL DESCRIPTION

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

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

Parcel 4 of Parcel Map No. 2015, filed for record on November 8, 1995, as Document No. 374462 and that portion of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 2, Township 13 North, Range 20 East, M.D.M., said land being more particularly described as follows:

Beginning at the Southwest corner of Parcel 3 of said Parcel Map; thence South $89^{\circ}56'10''$ East 322.14 feet; thence North $19^{\circ}38'32''$ East 338.01 feet; thence North $04^{\circ}47'22''$ East 380.66 feet; thence along a curve concave to the West with a radius of 63.00 feet, a central angle of $211^{\circ}45'13''$, and an arc length of 232.84 feet, the chord of said curve bears North $00^{\circ}02'39''$ East 121.19 feet; thence along a curve concave to the North with a radius of 20.00 feet, a central angle $59^{\circ}31'04''$, and an arc length of 20.78 feet, the chord of said curve bears North $76^{\circ}04'25''$ West 19.85 feet; thence along a curve concave to the Northeast with a radius of 859.65 feet, a central angle of $06^{\circ}05'46''$, and an arc length of 91.46 feet, the chord of said curve bears North $43^{\circ}16'00''$ West 91.42 feet; thence North $82^{\circ}54'44''$ East 282.84 feet; thence South $00^{\circ}32'04''$ West 267.20 feet; thence South $00^{\circ}21'11''$ West 973.32 feet; thence North $89^{\circ}56'10''$ West 659.63 feet; thence North $00^{\circ}18'57''$ East 315.00 feet to the Point of Beginning.

Reference is made to Record of Survey to Support a Lot Line Adjustment filed for record with the Douglas County Recorder on 7/19/00, 2000 in Book 0700, Page 2631, as Document No. 495951.

APN 23-090-75 1320-02-002-032

A PORTION OF APN 23-090-14 1320-02-002-033

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

2000 JUL 19 PM 3:25

LINDA SLATER
RECORDER

\$ 11⁰⁰ PAID Bh DEPUTY

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