

26-

DOC # 0636665
02/14/2005 03:25 PM Deputy: KLJ
OFFICIAL RECORD
Requested By:
GEORGE KEELE

APN 1220-11-001-016
1220-11-001-021

Assessor's Parcel Number:

1220-11-001-022

Recording Requested By:

Name: George M. Keele, a Pro

Address: 1692 County Rd, Ste. A.

City/State/Zip Minden, Nevada 89423

Real Property Transfer Tax: _____

Douglas County - NV
Werner Christen - Recorder
Page: 1 of 13 Fee: 26.00
BK-0205 PG- 4830 RPTT: 0.00



Judgment Upon Submission of a Controversy
Without Action (Chapter 29, NRS)
(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

C:\bc docs\Cover page for recording

Case No. 05 - CV - 0043

Dept. *III*

RECEIVED

FEB 11 2005

DOUGLAS COUNTY
DISTRICT COURT CLERK

2005 FEB 11 AM 11:22

BARBARA REED
CLERK

BY **B. PHENIX** DEPUTY

IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA

IN AND FOR THE COUNTY OF DOUGLAS

GUIDO LANDOLT, CAROLYN
LANDOLT, AND RONALD L.
CROWE, TRUSTEE OF THE
1988 CROWE LIVING TRUST,

**JUDGMENT UPON
SUBMISSION OF A CONTROVERSY
WITHOUT ACTION (CHAPTER 29,
NEVADA REVISED STATUTES)**

Petitioners.

THIS MATTER came before the Court on the verified Submission of a Controversy Without Action, pursuant to Chapter 29 of the Nevada Revised Statutes. The Court has considered all of the pleadings, papers, and exhibits on file, and, being otherwise fully advised, finds and concludes as follows:

1. The Court has jurisdiction of the parties and the subject matter of this action because there is a real controversy among the parties to this action, and the proceedings are brought in good faith, in that the parties have, or may have, conflicting claims that would otherwise

George M. Keele, Esq.
1692 County Road, #A
Minden, Nevada 89423
Phone: 775-882-6269
Fax: 775-782-2970



1 have to be resolved by an action for declaratory judgment or
2 partition.

3 2. The adjustment of boundaries as hereinafter set
4 forth, and the resulting configuration of the parcels of real
5 property described in the pleadings and as set forth in the
6 record of survey more specifically identified in paragraph A,
7 below, are not in conflict with the provisions of NRS
8 278.010-278.630, inclusive.
9

10 IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that:

11 A. Judgment is hereby entered that the common boundary
12 of 1139 Linda Anne Court (APN 1220-11-001-016) with 1136 East
13 Valley Road (APN 1220-11-001-021) and 1140 East Valley Road
14 (APN 1220-11-001-022), Gardnerville, Douglas County, Nevada,
15 is hereby adjusted as agreed by the parties in the current
16 agreement between Seller and Buyer (now Assignees), with the
17 resulting configuration of the three referenced parcels being
18 changed as depicted in the Record of Survey, a true copy of
19 which is attached hereto and incorporated herein as **Exhibit**
20 **1**;
21

22 B. IT IS FURTHER ORDERED that a certified copy of this
23 Order, to which is attached as **Exhibit 1** and into which is
24 incorporated by reference a photocopy of the Record of
25 Survey, together with the original (vellum) Record of Survey
26 to Support a Boundary Line Adjustment Between Rufus Leo,
27
28

George M. Keele, Esq.
1692 County Road, #A
Minden, Nevada 89423
Phone: 775-882-6269
Fax: 775-782-2970

1 Wilda Reagan & Ronald Lewis Crowe, Trustees of the 1988 Crowe
2 Living Trust and Ronald L. & Dolores M. Crowe, be filed with
3 the Douglas County Recorder such that from the date and time
4 of such filing with the Douglas County Recorder, all right,
5 title and interest in and to Douglas County Assessor's Parcel
6 No. 1220-11-001-016, as more particularly described on
7 **Exhibit 1** to this Order as "NEW AREA = 66,800.20 SQARE [sic]
8 FEET OR 1.55 ACRES" and as described by metes and bounds on
9 **Exhibit 2** to this Order, shall vest in Buyers, Guido G.
10 Landolt and Carolyn Landolt, husband and wife as joint
11 tenants; and all right, title and interest in and to:
12
13

14 (1) Douglas County Assessor's Parcel No. 1220-11-
15 001-022, as more particularly described on **Exhibit 1** to
16 this Order as "NEW AREA = 50,532.15 SQARE [SIC] FEET OR
17 1.16 ACRES" and as described by metes and bounds on
18 **Exhibit 3** to this Order, and
19

20 (2) Douglas County Assessor's Parcel No. 1220-11-
21 001-021, more particularly described on **Exhibit 1** to
22 this Order as "NEW AREA = 1.14 ACRES," and as described
23 by metes and bounds on **Exhibit 4** to this Order,
24

25 ///
26 ///
27 ///
28 ///

George M. Keele, Esq.
1692 County Road, #A
Minden, Nevada 89423
Phone: 775-882-6269
Fax: 775-782-2970

1 shall vest in Seller, RONALD L. CROWE, TRUSTEE OF THE 1988
2 CROWE LIVING TRUST, and its heirs, successors and assigns.

3 DATED this 11 day of February, 2005.

4
5 James A. [Signature]
6 DISTRICT JUDGE

8 Submitted by:
9 George M. Keele, Esq.
10 Nevada Bar No. 1701
11 Attorney for Ronald L. Crowe, Trustee

12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

COPIES

George M. Keele, Esq.
1692 County Road, #A
Minden, Nevada 89423
Phone: 775-882-6269
Fax: 775-782-2970

EXHIBIT 1
RECORD OF SURVEY

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28



SEAL

CERTIFIED COPY

The document to which this certificate is attached is a full, true and correct copy of the original on file and of record in my office.

DATE: February 11, 2005

Clerk of the San Judicial District Court
of the State of Nevada, In and for the County of Douglas,

By [Signature] Deputy

George M. Keele, Esq.
1692 County Road, #A
Minden, Nevada 89423
Phone: 775-882-6269
Fax: 775-782-2970



BK- 0205
PG- 4835

LEGEND

- SET 5/8" REBAR WITH PLASTIC CAP STAMPED PLS 3090
- FOUND 5/8" REBAR WITH RED PLASTIC CAP STAMPED PLS 8703 AS PER (R).
- (M) MEASURED.
- (C) CALCULATED.
- (D) DEED.
- (R) RECORD OF SURVEY FOR NICHOLAS A. & MARGOT ZINELIS, DOCUMENT #395032, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.
- (RT) PARCEL MAP STODDARD JACOBSEN PARCELS, BOOK 275 OF PARCEL MAPS, PAGE 331, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.
- (R2) RECORD OF SURVEY FOR NEVADA JOHNSON, DOCUMENT #616122, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA.
- ▲ FD. 5/8" REBAR AS PER (R2).

BASIS OF BEARINGS

THE BASIS OF BEARINGS OF THIS MAP IS THE NORTHERLY LINE OF A.P.N. 23-211-12 AS PER (R). SAID LINE BEARS N89°52'00"W.

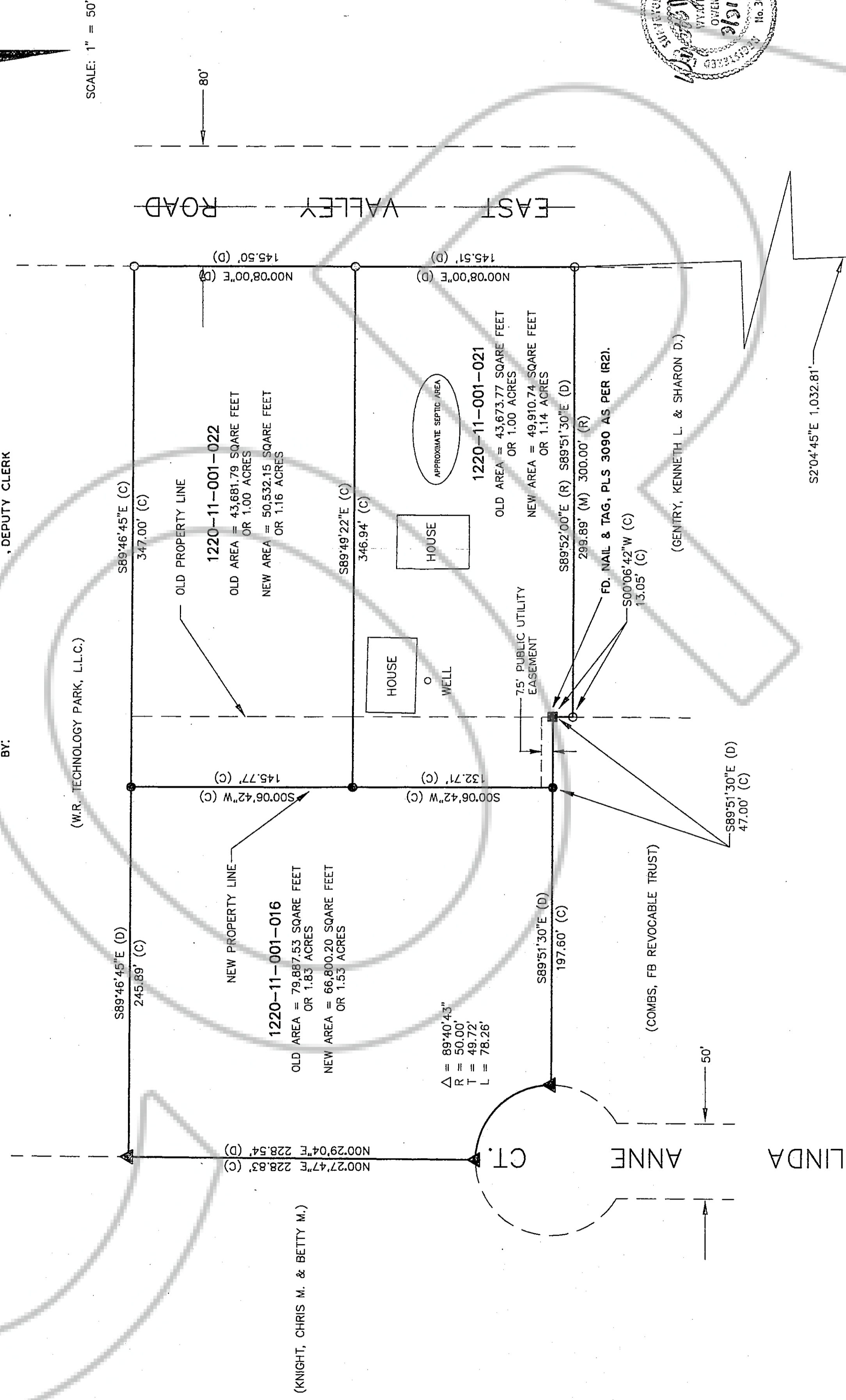
CERTIFICATE OF NINTH JUDICIAL DISTRICT COURT

THIS RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT IS APPROVED PURSUANT TO THE JUDGMENT ENTERED IN THE NINTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA, IN AND FOR THE COUNTY OF DOUGLAS, CASE NO. DATED THIS 11 DAY OF FEBRUARY, 2005.

Dawn K. Smith
DISTRICT JUDGE

ATTEST:
BARBARA REED, DOUGLAS COUNTY CLERK
EX-OFFICIO CLERK OF THE DISTRICT COURT

BY: **B. PHENIX**, DEPUTY CLERK



OWNER'S CERTIFICATE

WE THE UNDERSIGNED OWNERS OF THE AFFECTED PARCELS SHOWN ON THIS MAP DO HEREBY STATE:

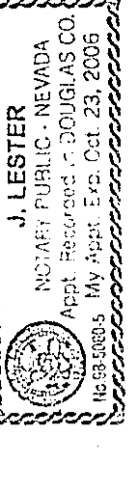
- 1) WE HAVE EXAMINED THIS PLAT AND APPROVE AND AUTHORIZE ITS RECORDING;
- 2) WE HAVE EXAMINED THE REQUIRED DOCUMENTS CREATING ANY EASEMENTS WHICH IS SHOWN HEREON;
- 3) WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENT PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.030, INCLUSIVE AND SECTIONS 2 AND 3 OF CHAPTER 479 OF THE SIXTY-SIXTH LEGISLATIVE SESSION;
- 4) ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID;
- 5) ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINE OR THE TRANSFER OF THE LAND.

Ronald L. Crowe
RONALD L. CROWE
Dolores M. Crowe
DOLORES M. CROWE
Rufus Leo Crowe
RUFUS LEO CROWE
Ronald Lewis Crowe
RONALD LEWIS CROWE

STATE OF NEVADA)
COUNTY OF DOUGLAS) S.S.

ON THIS 2 DAY OF APRIL IN THE YEAR 2005 BEFORE ME, NOTARY PUBLIC, PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THIS INSTRUMENT, AND ACKNOWLEDGE THAT THEY EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL.



SURVEYOR'S CERTIFICATE

I, WYATT J. OWENS, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF NEVADA, HEREBY STATE THAT:

- 1) I HAVE PERFORMED A FIELD SURVEY SUFFICIENT TO LOCATE AND IDENTIFY THE PROPOSED BOUNDARY LINE ADJUSTMENT AT THE INSTANCE OF _____ M. JOHNSON _____
- 2) ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY HAVE BEEN SET OR FOUND, AND THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY TO ENABLE THE SURVEY TO BE RETRACED.
- 3) THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.030, INCLUSIVE AND COMPLES WITH ALL APPLICABLE STATE STATUTES AND LOCAL ORDINANCES.
- 4) THE LANDS SURVEYED LIE WITHIN THE N-1/2 OF SECTION 11, T-12-N, R-20-E, M.D.B.8M. AND THE SURVEY WAS COMPLETED ON MARCH 15, 2004.
- 5) THIS PLAT IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED.

Wyatt J. Owens
WYATT J. OWENS, PLS 3090

COUNTY RECORDER'S CERTIFICATE

FILED THIS DAY OF APRIL AT 20 MINUTES PAST O'CLOCK M. IN BOOK 686, PAGE 2379 DOCUMENT NUMBER 1220-11-001-022, RECORDED AT THE REQUEST OF WYATT J. OWENS

DOUGLAS COUNTY RECORDER

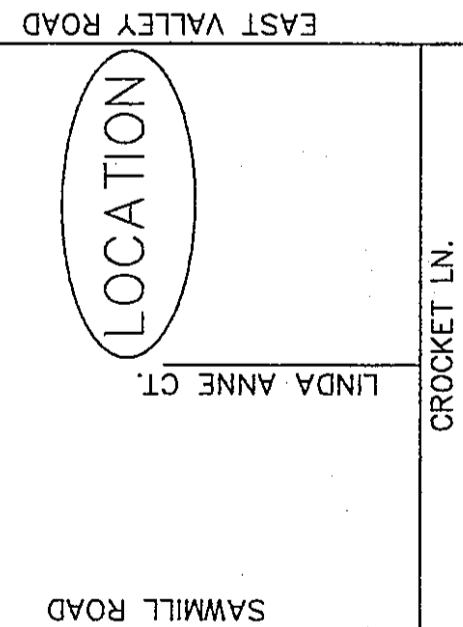
SHEET 1 OF 1

RECORD OF SURVEY

TO SUPPORT A
BOUNDARY LINE ADJUSTMENT
BETWEEN
RUFUS LEO, WILDA REAGAN & RONALD LEWIS CROWE
TRUSTEES OF THE 1988 CROWE LIVING TRUST
AND
RONALD L. & DOLORES M. CROWE

WITHIN THE SE1/4 OF THE NE1/4 OF SECTION 11, T. 12 N., R. 20 E., M.D.B. & M. DOUGLAS COUNTY, NEVADA

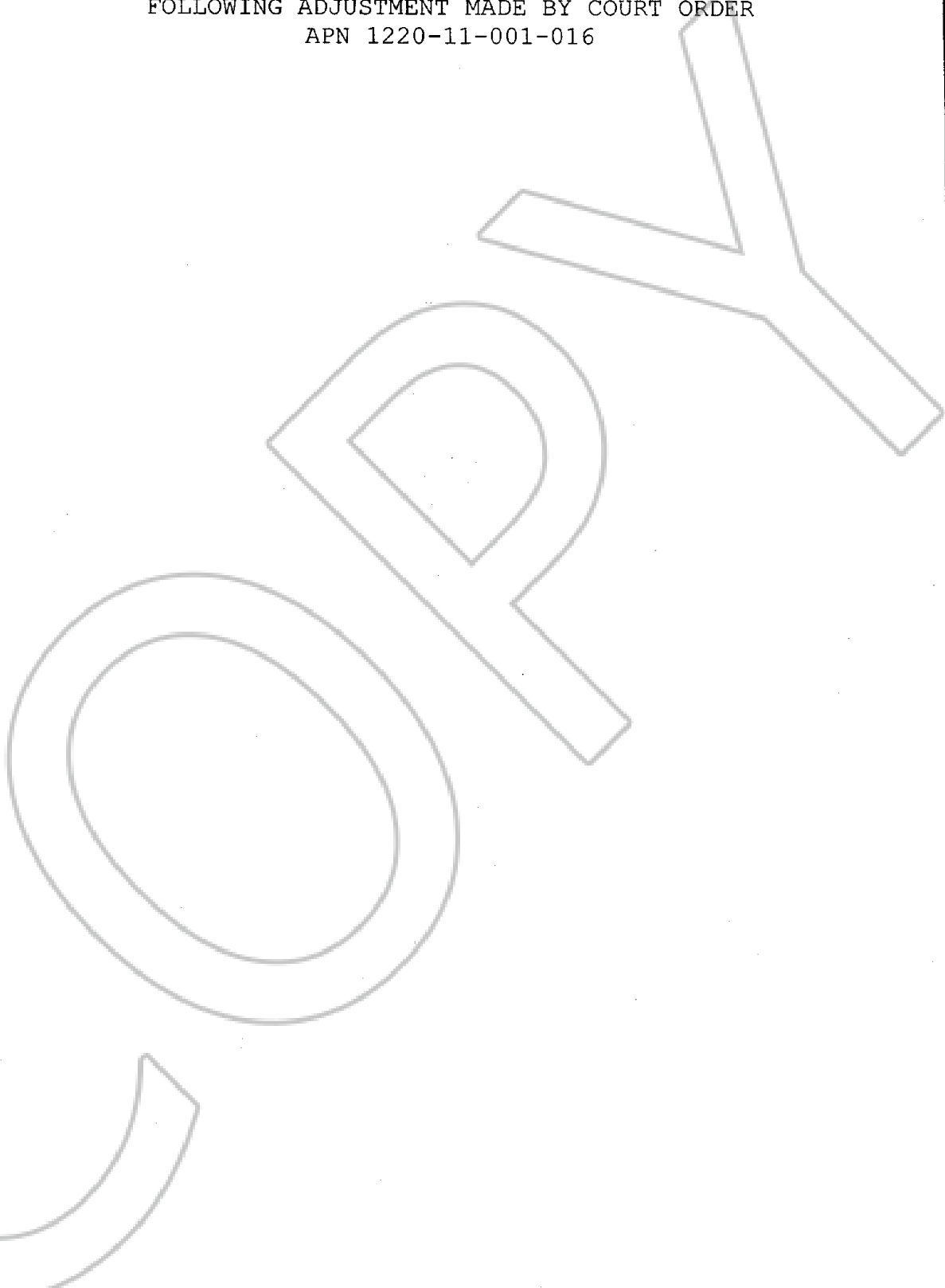
OWENS ENGINEERING
Civil Engineering, Land Surveying
P.O. Box 16
Gardnerville, Nevada 89410
(775) 782-2881



DEEDS
A.P.N. 1220-11-001-016 BOOK 686, PAGE 2379
A.P.N. 1220-11-001-020 BOOK 676, PAGE 425
A.P.N. 1220-11-001-022 BOOK 676, PAGE 420

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT 2
METES AND BOUNDS DESCRIPTION OF LANDOLT 1.53-ACRE PARCEL,
FOLLOWING ADJUSTMENT MADE BY COURT ORDER
APN 1220-11-001-016



George M. Keele, Esq.
1692 County Road, #A
Minden, Nevada 89423
Phone: 775-882-6269
Fax: 775-782-2970

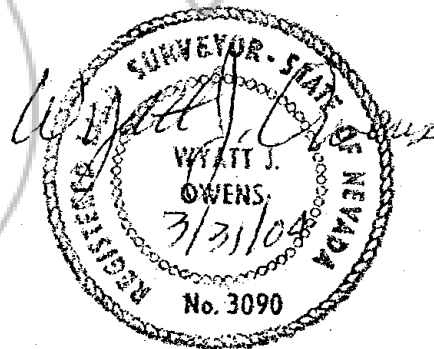


APN 1220-11-001-016

A parcel of land within the NE1/4 of Section 11, T. 12 N., R. 20 E., M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

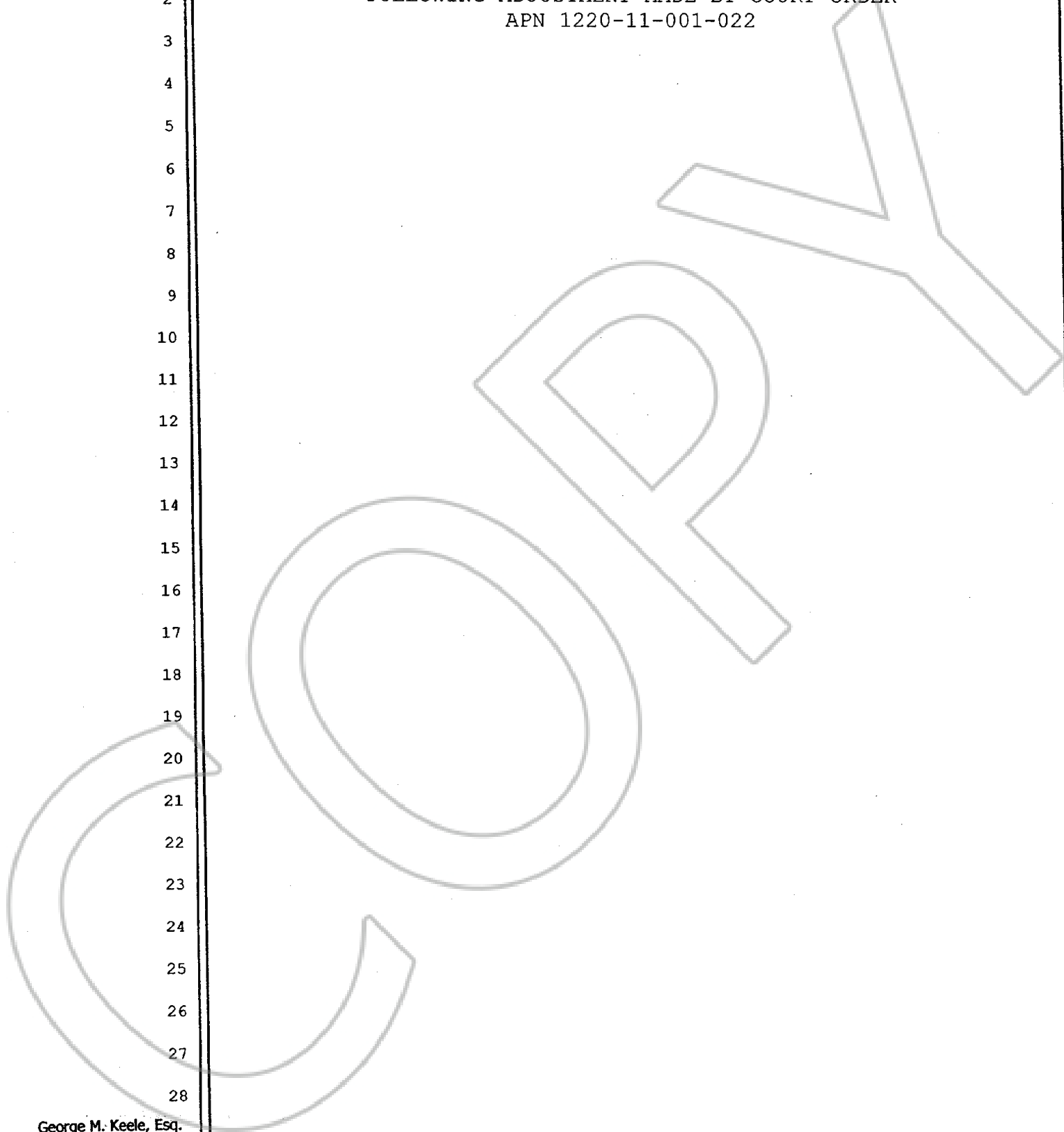
Commencing at the E1/4 corner of Section 11, T. 12 N., R. 20 E., M.D.B. & M.; thence N2°04'45"W a distance of 1,032.81 feet to a 5/8" rebar with cap stamped PLS 8703; thence N00°08'00"E a distance of 291.01 feet to a 5/8" rebar with cap stamped PLS 3090; thence N89°46'45"W a distance of 347.00 feet to a 5/8" rebar with cap stamped PLS 3090 which is the TRUE POINT OF BEGINNING; thence N89°46'45"W a distance of 245.89 feet to a 5/8" rebar with cap stamped PLS 3090; thence S00°27'47"W a distance of 228.83 feet to a 5/8" rebar with cap stamped PLS 3090; thence along a curve to the left, with a radius of 50.00 feet, through a central angle of 89°40'43", an arc length of 78.26 feet to a 5/8" rebar with cap stamped PLS 3090; thence S89°51'30"E a distance of 197.60 feet to a 5/8" rebar with cap stamped PLS 3090; thence N00°06'42"E a distance of 278.48 feet to the TRUE POINT OF BEGINNING. Said parcel contains 1.53 acres more or less.

The basis of bearings of this description is the northerly line of APN 23-211-112 as per the Record of Survey for Nicholas A. And Margot Zinelis, Document #395032, of Official Records, Douglas County, Nevada. Said line bears N89°52'00"W.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT 3
METES AND BOUNDS DESCRIPTION OF CROWE 1.16-ACRE PARCEL,
FOLLOWING ADJUSTMENT MADE BY COURT ORDER
APN 1220-11-001-022



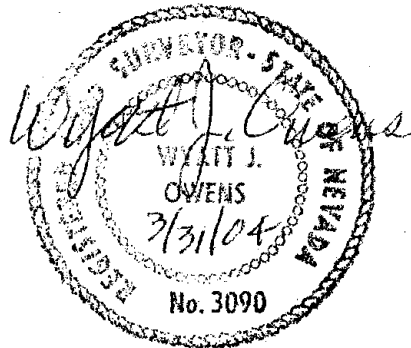
George M. Keele, Esq.
1692 County Road, #A
Minden, Nevada 89423
Phone: 775-882-6269
Fax: 775-782-2970

APN 1220-11-001-022

A parcel of land within the NE1/4 of Section 11, T. 12 N., R. 20 E., M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

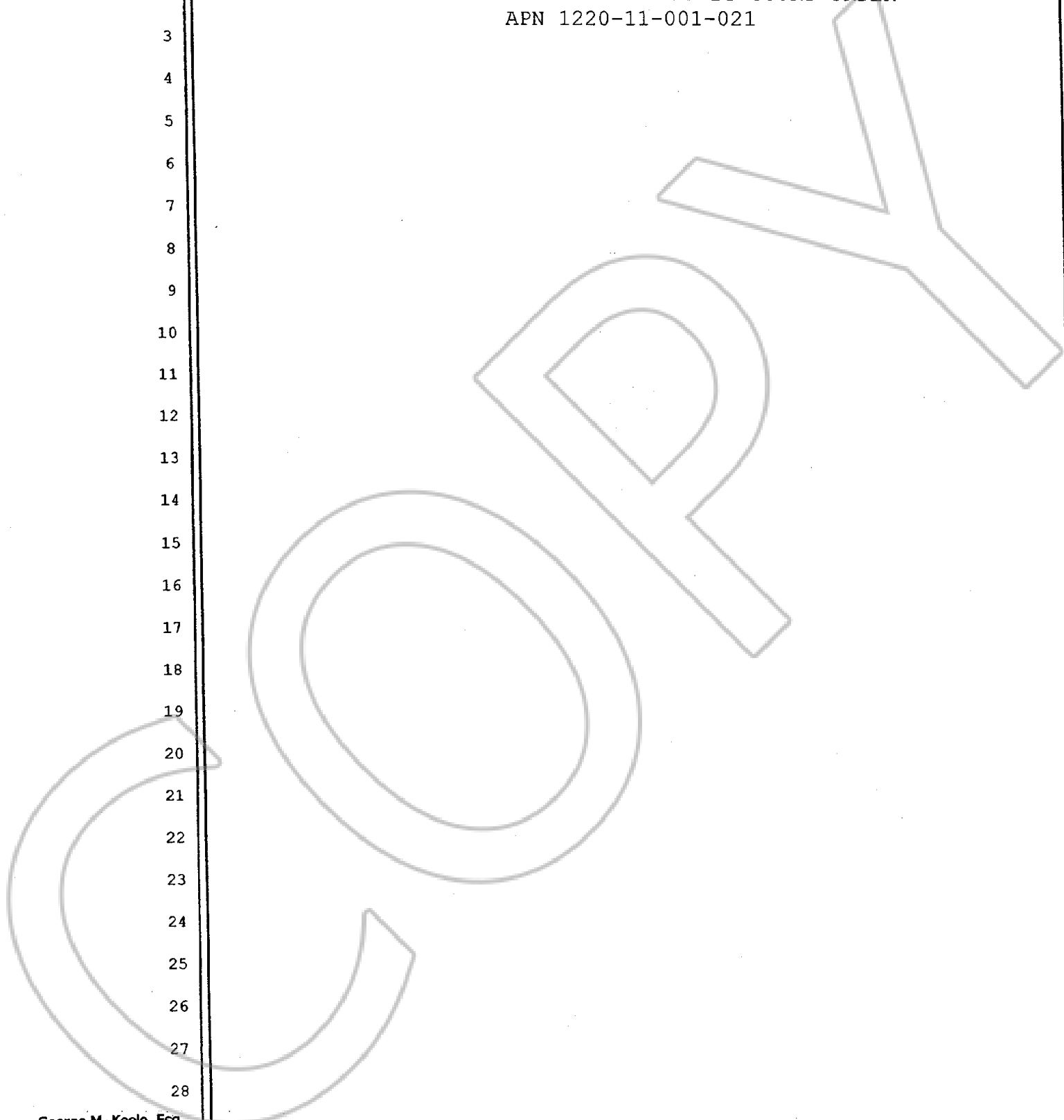
Commencing at the E1/4 corner of Section 11, T. 12 N., R. 20 E., M.D.B. & M.; thence N2°04'45"W a distance of 1,032.81 feet to a 5/8" rebar with cap stamped PLS 8703; thence N00°08'00"E a distance of 145.51 feet to a 5/8" rebar with cap stamped PLS 3090 which is the TRUE POINT OF BEGINNING; thence N00°08'00"E a distance of 145.50 feet to a 5/8" rebar with cap stamped PLS 3090; thence N89°46'45"W a distance of 347.00 to a 5/8" rebar with cap stamped PLS 3090; thence S00°06'42"W a distance of 145.77 feet to a 5/8" rebar with cap stamped PLS 3090; thence S89°49'22"E a distance of 346.94 feet to the TRUE POINT OF BEGINNING. Said parcel contains 1.16 acres more or less.

The basis of bearings of this description is the northerly line of APN 23-211-112 as per the Record of Survey for Nicholas A. And Margot Zinelis, Document #395032, of Official Records, Douglas County, Nevada. Said line bears N89°52'00"W.



1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

EXHIBIT 4
METES AND BOUNDS DESCRIPTION OF CROWE 1.14-ACRE PARCEL,
FOLLOWING ADJUSTMENT MADE BY COURT ORDER
APN 1220-11-001-021



George M. Keele, Esq.
1692 County Road, #A
Minden, Nevada 89423
Phone: 775-882-6269
Fax: 775-782-2970



APN 1220-11-001-021

A parcel of land within the NE1/4 of Section 11, T. 12 N., R. 20 E., M.D.B. & M., Douglas County, Nevada and more particularly described as follows:

Commencing at the E1/4 corner of Section 11, T. 12 N., R. 20 E., M.D.B. & M.; thence N2°04'45"W a distance of 1,032.81 feet to a 5/8" rebar with cap stamped PLS 8703 which is the TRUE POINT OF BEGINNING; thence N00°08'00"E a distance of 145.51 feet to a 5/8" rebar with cap stamped PLS 3090; thence N89°49'22"W a distance of 346.94 feet to a 5/8" rebar with cap stamped PLS 3090; thence S00°06'42"W a distance of 132.71 feet to a 5/8" rebar with cap stamped PLS 3090; thence S89°51'30"E a distance of 47.00 feet to a 5/8" rebar with cap stamped PLS 3090; thence S00°06'42"W a distance of 13.05 feet to a 5/8" rebar with cap stamped PLS 8703; thence S89°52'00"E a distance of 299.89 feet to the TRUE POINT OF BEGINNING. Said parcel contains 1.11 acres more or less.

The basis of bearings of this description is the northerly line of APN 23-211-112 as per the Record of Survey for Nicholas A. and Margot Zinelis, Document #395032, of Official Records, Douglas County, Nevada. Said line bears N89°52'00"W.

