

23-

DOC # 0783461  
05/19/2011 11:18 AM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
NORTHERN NEVADA TITLE

A.P.N.'s 1320-29-401-012, 1320-29-401-013  
1320-29-401-001, 1320-29-301-001  
1320-29-301-002

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 Of 10 Fee: 23.00  
BK-0511 PG- 3427 RPTT: 1029.60



Mail Tax Statements to:  
G PEG II, LLC.  
1627 Highway 395 N.  
Minden, Nevada 89423

Judy S. Keele, Trustee of the  
First Amended Dean Seaman Trust  
1512 Wildrose Drive  
Gardnerville, Nevada 89410

When Recorded, return to:  
Manhard Consulting Ltd.  
✓ 9850 Double R. Blvd., Suite 101  
Reno, Nevada 89521

**BOUNDARY LINE ADJUSTMENT**  
**QUITCLAIM DEED**

**COMES NOW, Judy S. Keele, Trustee of The First Amended Dean Seaman Trust Agreement dated October 2, 1990**, as owner of that piece or parcel of land described in Document recorded November 27, 1990 in Book 1190, Page 3916 as Document No. 239779, Official Records of Douglas County, State of Nevada, **FIRST PARTY, G PEG II, LLC, a Nevada Limited Liability Company**, as owner of a those pieces or parcels of land described in Document recorded January 4, 2010 in Book 110, Page 308 as Document No. 756591, Document recorded January 4, 2010 in Book 110, Page 101 as Document No. 756538 and Document recorded January 4, 2010 in Book 110, Page 308 as Document No. 756591, Official Records of Douglas County, State of Nevada, **SECOND PARTY**, and enter into this indenture as of the 11th day of May, 2011.

**WITNESSETH**

**THAT THE PARTIES**, as owners of adjacent and abutting parcels of land, for good and valuable consideration, does by these presents desire to adjust the boundary lines between said parcels pursuant to NRS 278.461 4 (c), said parcels situate within a portion of the Southwest One-Quarter (SW ¼) and the Southeast One-Quarter (SE ¼) of the Southwest One-Quarter (SW ¼) and the South half (S ½) of the Southwest One-Quarter (SW ¼) and the Southwest One-Quarter (SW ¼) of the Southwest One-Quarter (SW ¼) of Section Twenty Nine (29) Township Thirteen (13) North, Range Twenty (20) East, Mount Diablo Meridian, County of Douglas County, State of Nevada, being Assessor's Parcel No.'s 1320-29-401-012, 1320-29-401-013, 1320-29-401-001, 1320-29-301-001 and 1320-29-301-002:

**NOW THEREFORE**, the **FIRST PARTY** does by these presents, quitclaim, bargain, and convey to the **SECOND PARTY**, all lands necessary to effect this boundary line adjustment, so that the parcel of land owned by the **FIRST PARTY** shall be described as **ADJUSTED PARCEL 2**, in EXHIBIT "A", the parcels of land owned by the **SECOND PARTY** shall be described as **ADJUSTED PARCELS 1, 3 and 4**, in EXHIBIT "B", attached hereto and incorporated herein by reference.

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

COPY

G PEG II, LLC

*Michael E. Pegram*  
BY: MICHAEL E. PEGRAM, MANAGER

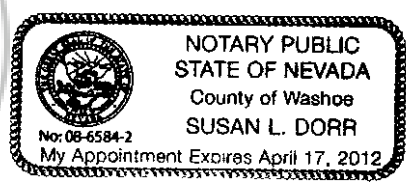
FIRST AMENDED DEAN SEEMAN TRUST AGREEMENT

*Judy S. Keele*  
BY: JUDY S. KEELE, TRUSTEE

STATE OF Nevada )  
COUNTY OF Washoe )

On May 11, 2011, personally appeared before me, a Notary Public, Michael E. Pegram who acknowledged that he executed the above instrument.

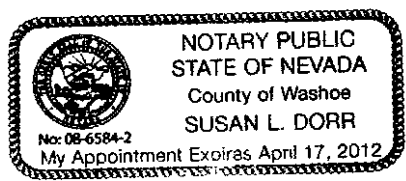
Signature *Susan L. Dorr*  
(Notary Public)



STATE OF Nevada )  
COUNTY OF Washoe )

On May 11, 2011, personally appeared before me, a Notary Public, Judy S. Keele who acknowledged that she executed the above instrument.

Signature *Susan L. Dorr*  
(Notary Public)



**EXHIBIT "A"**

**LEGAL DESCRIPTION  
ADJUSTED PARCEL 2**

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

**Commencing** at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

**Thence** S75°01'00"E, a distance of 168.86 feet to the **Point of Beginning**;

**Thence** N27°21'18"E, a distance of 105.13 feet;

**Thence** N62°38'42"W, a distance of 767.66 feet;

**Thence** N27°21'15"E, a distance of 146.31 feet;

**Thence** N68°20'03"W, a distance of 1031.14 feet to the East line of Parcel 1A-1, as shown on that Record of Survey for Mulreany Associates on file as Document No. 588800, Official Records for Douglas County;

**Thence** N00°59'13"E, along said East line, a distance of 737.28 feet to the South line of the Hidden Brook Subdivision;

**Thence** S89°23'48"E, a distance of 686.81 feet;

**Thence** S88°47'02"E, a distance of 324.29 feet;

**Thence** S88°18'18"E, a distance of 1518.67 feet;

**Thence** S16°54'39"E, a distance of 52.52 feet to the Westerly Right-of-Way of Buckeye Road;

**Thence** S27°32'06"W, along said Westerly Right-of-Way, a distance of 1468.54 feet;

**Thence** S30°43'47"W, continuing along said Westerly Right-of-Way, a distance of 322.28 feet;

**Thence** continuing along said Westerly Right-of-Way, through a curve to the left, having a radius of 1155.00 feet, through a central angle of 02°46'03", and an arc length of 55.79 feet;

**Thence** N75°01'00"W, leaving said Westerly Right-of-Way, a distance of 167.17 feet to the **Point of Beginning**.

Containing: 62.64 Acres, more or less.

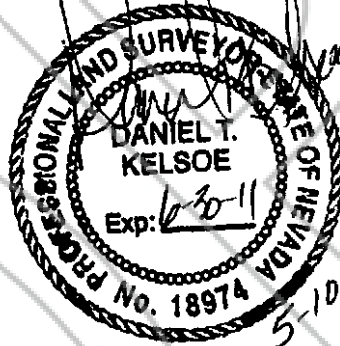
**BASIS OF BEARINGS:** The North line of A.P.N. 1320-29-401-006, as shown on that Record of Survey for Douglas County, Official Records of Douglas County as Document No. 673541.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Daniel T. Kelsoe, PLS  
Nevada PLS 18974  
For and on behalf of

 **Manhard.**  
CONSULTING  
9850 DOUBLE R BLVD, SUITE 101  
RENO, NEVADA 89521  
(775) 743-3500



**EXHIBIT "B"**

**LEGAL DESCRIPTION  
ADJUSTED PARCEL 1**

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

**Beginning** at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

**Thence** S33°24'41"W, a distance of 222.88 feet;

**Thence** N62°02'04"W, a distance of 47.82 feet;

**Thence** S27°13'20"W, a distance of 37.63 feet;

**Thence** S79°46'18"W, a distance of 95.20 feet;

**Thence** N62°39'08"W, a distance of 76.71 feet;

**Thence** S27°21'18"W, a distance of 118.07 feet;

**Thence** S62°41'32"E, a distance of 82.00 feet to the Westerly Right-of-Way of Eighth Street;

**Thence** S26°59'53"W, along said Westerly Right-or-Way, a distance of 42.00 feet;

**Thence** N62°40'37"W, leaving said Westerly Right-of-Way, a distance of 132.33 feet;

**Thence** along a non-tangent curve to the left, having a radius of 85.00 feet, through a central angle of 56°45'57", and an arc length of 84.21 feet, a chord bearing of S55°44'17"W, a chord distance of 80.81;

**Thence** S27°21'45"W, a distance of 81.55 feet to the North Right-of-Way of Highway 395;

**Thence** along said Northerly Right-of-Way, N62°38'42"W, a distance of 495.58 feet;

**Thence** leaving said Northerly Right-of-Way, N27°21'18"E, a distance of 120.00 feet;

**Thence** N62°38'45"W, a distance of 207.70 feet;

**Thence** N27°42'56"E, a distance of 58.83 feet;

**Thence** along a non-tangent curve to the left, with a radial bearing of N37°00'14"E, having a radius of 22.13 feet, through a central angle of 89°19'03", and an arc length of 34.50 feet;

**Thence** N27°15'37"E, a distance of 258.43 feet;

**Thence** along a curve to the left, having a radius of 12.07 feet, through a central angle of 38°58'22", and an arc length of 8.21 feet;

**Thence** N31°02'07"W, a distance of 62.90 feet;

**Thence** N71°52'56"W, a distance of 397.31 feet to the East line of Parcel 1A-1, as shown on that Record of Survey for Mulreany Associates on file as Document No. 588800, Official Records for Douglas County;

**Thence** N00°59'13"E, along said East line, a distance of 427.85 feet;

**Thence** S68°20'03"E, leaving said East line, a distance of 1031.14 feet;

**Thence** S27°21'15"W, a distance of 146.31 feet;

**Thence** S62°38'42"E, a distance of 767.66 feet;

**Thence** S27°21'18"W, a distance of 105.13 feet;

**Thence** N75°01'00"W, a distance of 168.86 feet to the **Point of Beginning**.

Containing: 21.47 Acres, more or less.

**Basis of Bearings:** The Basis of Bearing for this survey is hereby referenced to that Record of Survey Map No. 756590, Official Records of Douglas County, Nevada

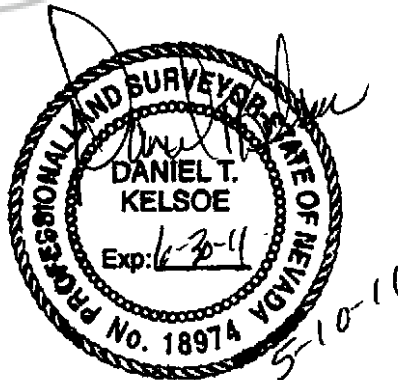
#### SURVEYOR'S CERTIFICATE

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Daniel T. Kelsoe, PLS  
Nevada PLS 18974  
For and on behalf of



9850 DOUBLE R BLVD, SUITE 101  
RENO, NEVADA 89521  
(775) 743-3500



**LEGAL DESCRIPTION  
ADJUSTED PARCEL 3**

A parcel of land situate in the Southeast Quarter of Section 30 & the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

**Commencing** at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

**Thence** N69°57'00"W, a distance of 1055.17 feet to the **Point of Beginning**;

**Thence** S31°02'07"E, a distance of 62.90 feet;

**Thence** along a curve to the right, having a radius of 12.07 feet, through a central angle of 38°58'22", and an arc length of 8.21 feet;

**Thence** S27°15'37"W, a distance of 258.43 feet;

**Thence** along a curve to the right, having a radius of 22.13 feet, through a central angle of 89°19'03", and an arc length of 34.50 feet;

**Thence** S27°42'56"W, a distance of 106.58 feet;

**Thence** N62°38'46"W, a distance of 65.00 feet;

**Thence** N27°21'24"E, a distance of 57.00 feet;

**Thence** N62°38'45"W, a distance of 209.92 feet;

**Thence** S01°02'47"W, a distance of 144.17 feet to the North Right-of-Way of Highway 395;

**Thence** N62°38'42"W, along said North Right-of-Way, a distance of 41.44 feet to the Easterly line of Parcel 4A, as shown on that Record of Survey for Mulreany Associates on file as Document No. 588800, Official Records for Douglas County;

**Thence** N06°15'15"E, along said Easterly line, a distance of 420.94 feet;

**Thence** N00°59'13"E, continuing along said Easterly line, a distance of 43.44 feet;

**Thence** S71°52'56"E, leaving said Easterly line, a distance of 397.31 feet to the **Point of Beginning**.

Containing: 3.19 Acres, more or less.





**BASIS OF BEARINGS:** The North line of A.P.N. 1320-29-401-006, as shown on that Record of Survey for Douglas County, Official Records of Douglas County as Document No. 673541.

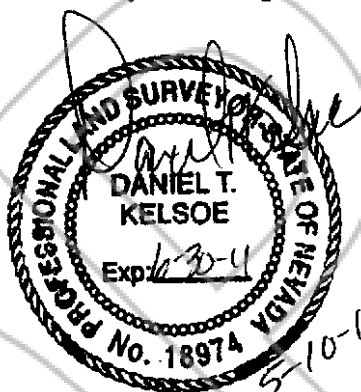
**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Daniel T. Kelsoe, PLS  
Nevada PLS 18974  
For and on behalf of



9850 DOUBLE R BLVD, SUITE 101  
RENO, NEVADA 89521  
(775) 743-3500



5-10-11

**LEGAL DESCRIPTION  
ADJUSTED PARCEL 4**

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 29, Township 13 North, Range 20 East, MDM, and being more particularly described as follows;

**Commencing** at the Northwest corner of that Parcel shown as A.P.N. 1320-29-401-006 on that Record of Survey for Douglas County, Recorded as Document No. 673541, April 27, 2006, Official Records of Douglas County;

**Thence** S87°07'33"W, a distance of 1250.51 feet to a point on the North Right-of-Way of Highway 395 and the **Point of Beginning**;

**Thence** N62°38'42"W, along said North Right-of-Way, a distance of 146.02 feet;

**Thence** N01°02'47"E, leaving said North Right-of-Way, a distance of 144.17 feet;

**Thence** S62°38'45"E, a distance of 209.92 feet;

**Thence** S27°21'24"W, a distance of 129.24 feet to the **Point of Beginning**.

Containing: 23,000 Square Feet, more or less.

**BASIS OF BEARINGS:** The North line of A.P.N. 1320-29-401-006, as shown on that Record of Survey for Douglas County, Official Records of Douglas County as Document No. 673541.

**SURVEYOR'S CERTIFICATE**

I hereby certify that the attached easement description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Daniel T. Kelsoe, PLS  
Nevada PLS 18974  
For and on behalf of

 **Manhard**  
CONSULTING  
9850 DOUBLE R BLVD, SUITE 101  
RENO, NEVADA 89521  
(775) 743-3500

