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Doc Number: **0822434**

04/25/2013 09:49 AM

OFFICIAL RECORDS

Requested By:
ANDERSON ENGINEERING

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00
Bk: 0413 Pg: 7362 RPTT \$ 3.90



Deputy pk

022

A.P.N.'s 1220-32-000-021, 1220-32-000-~~22~~
1220-32-000-23 023

Mail Tax Statements to:

Frederick Dressler
P.O. Box 188
Gardnerville, Nevada 89410

Dressler Ranch LLC
P.O. Box 188
Gardnerville, Nevada 89410

John Sheldon Clark and James E. Hughes, Jr.
1049 Dressler Lane
Gardnerville, Nevada 89410

When Recorded, return to:
RO Anderson
✓ 1603 Esmeralda Avenue
Minden, Nevada 89423

BOUNDARY LINE ADJUSTMENT
GRANT, BARGAIN, SALE DEED

COMES NOW, Dressler Ranch, LLC, a Nevada Limited Liability Company as owner of a piece or parcel of land described in Document recorded December 22, 2011 in Book 1211, Page 4780 as Document No. 794669, Official Records of Douglas County, State of Nevada.

Frederick W. Dressler, as Trustee under the Frederick W. Dressler Residential Trust Agreement as owner of a piece or parcel of land described in Document recorded February 10, 2012 in Book 212, Page 1716 as Document No. 797121, Official Records of Douglas County, State of Nevada, **FIRST PARTY**,

John Sheldon Clark and James E. Hughes, Jr. Trustees under the Trust created in the Last Will and Testament of Charles Martin Clark, Jr.

Frederick W. Dressler, as Trustee under the Frederick W. Dressler Residential Trust Agreement, **SECOND PARTY**,

WITNESSETH

THAT THE PARTIES, as owners of adjacent and abutting parcels of land, for good and valuable consideration, do 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 Section 32, Township 12 North, Range 20 East, Mount Diablo Meridian, County of Douglas, State of Nevada, being Assessor's Parcel No.'s 1220-32-000-021, 1220-32-000-022 and 1220-32-000-23:

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 adjusted parcels of land owned by the **FIRST PARTY AND SECOND PARTY** shall be described in **EXHIBIT "A"** and **EXHIBIT "B"** and **EXHIBIT "C"**, 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.

Frederick W. Dressler
BY: Frederick W. Dressler, Trustee

Dressler Ranch, LLC, a Nevada Limited Liability Company
Frederick W. Dressler
BY: Frederick W. Dressler

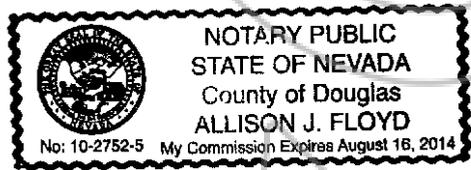
STATE OF NEVADA)

COUNTY OF Douglas)

On Feb 14, 2013 personally appeared before me, a Notary Public, Frederick W. Dressler

who acknowledged that he executed the above instrument.

Signature [Signature]
(Notary Public)



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**EXHIBIT 'A'
DESCRIPTION
ADJUSTED PARCEL 'M' SOUTH
(DRESSLER RANCH, LLC)**

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

A parcel of land located within a portion of Section 32, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the southwest corner of Adjusted Parcel 'M' South as shown on the Record of Survey to Accompany a Boundary Line Adjustment for the Estate of Fred H. Dressler filed for record March 4, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 407730;

thence along the westerly boundary of said Adjusted Parcel 'M' South, North 00°03'54" West, 1328.54 feet to a point on the northerly boundary of said Adjusted Parcel 'M' South;

thence along said northerly boundary of said Adjusted Parcel 'M' South, South 88°45'22" East, 1282.67 feet;

thence continuing along said northerly boundary of said Adjusted Parcel 'M' South and the northerly boundary of Adjusted Parcel 'NA' as shown on said Document No. 407730, South 86°13'38" East, 314.00 feet;

thence continuing along said northerly boundary of Adjusted Parcel 'NA', South 88°59'58" East, 224.63 feet to the northwest corner of Adjusted Parcel 'NB' as shown on the Record of Survey to Support a Boundary Line Adjustment for The Dressler Family Trust, Laurie & Frederick D. Dressler filed for record June 18, 2007 in said office of Recorder as Document No. 703274;

thence along the boundary of said Adjusted Parcel 'NB' the following courses:

South 01°27'16" East, 166.07 feet;

South 88°32'44" West, 7.06 feet;

South 01°27'16" East, 200.24 feet;

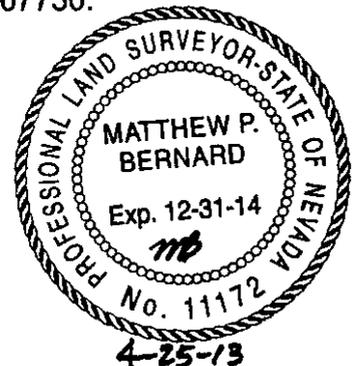
South 88°54'46" East, 255.23 feet;

thence leaving said boundary of Adjusted Parcel 'NB', South 18°35'28" West, 950.15 feet to a point on the southerly boundary of said Adjusted Parcel 'NA';

thence along said southerly boundary of Adjusted Parcel 'NA' and the southerly boundary of said Adjusted Parcel 'M' South, South 89°51'37" West, 1773.28 feet to the POINT OF BEGINNING, containing 56.67 acres, more or less.

The Basis of Bearing of this description is North 89°54'40" East, a portion of the north line of Section 32, T.12N., R.20E., M.D.M. per said Document No. 407730.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



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**EXHIBIT 'B'
DESCRIPTION
ADJUSTED PARCEL 'NB'
(CLARK TRUST)**

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

A parcel of land located within a portion of Section 32, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the southeast corner of Adjusted Parcel 'NB' as shown on the Record of Survey to Support a Boundary Line Adjustment for The Dressler Family Trust, Laurie & Frederick D. Dressler filed for record June 18, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 703274;

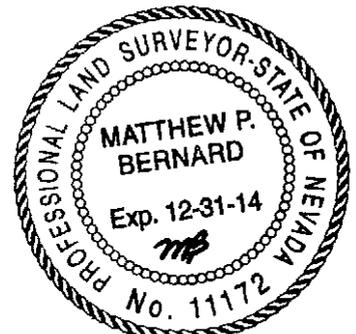
thence along the boundary of said Adjusted Parcel 'NB' the following courses:

- North 88°54'46" West, 255.23 feet;
- North 01°27'16" West, 200.24 feet;
- North 88°32'44" East, 7.06 feet;
- North 01°27'16" West, 166.07 feet;
- South 88°59'58" East, 125.87 feet;

thence North 89°12'19" East, 32.09 feet;
thence South 17°00'42" East, 362.23 feet;
thence South 15°42'33" West, 23.98 feet to the POINT OF BEGINNING,
containing 1.80 acres or 78,235 square feet, more or less.

The Basis of Bearing of this description is North 89°54'40" East, a portion of the north line of Section 32, T.12N., R.20E., M.D.M. per the Record of Survey to Accompany a Boundary Line Adjustment for the Estate of Fred H. Dressler filed for record March 4, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 407730.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



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**EXHIBIT 'C'
DESCRIPTION
ADJUSTED PARCEL 'NA'
(THE FREDERICK W. DRESSLER RESIDENTIAL TRUST AGREEMENT)**

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

A parcel of land located within a portion of Section 32, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the southeast corner of Adjusted Parcel 'NA' as shown on the Record of Survey to Accompany a Boundary Line Adjustment for the Estate of Fred H. Dressler filed for record March 4, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 407730;

thence along the southerly boundary of said Adjusted Parcel 'NA', South 89°51'37" West, 851.24 feet;

thence leaving said boundary, North 18°35'28" East, 950.15 feet to the southeast corner of Adjusted Parcel 'NB' as shown on the Record of Survey to Support a Boundary Line Adjustment for The Dressler Family Trust, Laurie & Frederick D. Dressler filed for record June 18, 2007 in said office of Recorder as Document No. 703274;

thence North 15°42'33" East, 23.98 feet;

thence North 17°00'42" West, 362.23 feet to a point on the northerly boundary of said Adjusted Parcel 'NA';

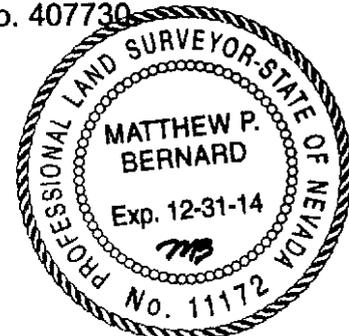
thence along said northerly boundary of Adjusted Parcel 'NA', North 89°12'19" East, 621.21 feet;

thence continuing along said northerly boundary of Adjusted Parcel 'NA', North 89°39'53" East, 21.44 feet to the northeast corner of said Adjusted Parcel 'NA';

thence along the easterly boundary of said Adjusted Parcel 'NA', South 00°14'02" East, 1276.71 feet to the POINT OF BEGINNING, containing 19.45 acres, more or less.

The Basis of Bearing of this description is North 89°54'40" East, a portion of the north line of Section 32, T.12N., R.20E., M.D.M. per said Document No. 407730.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



4-25-13