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OFFICIAL RECORDS

Requested By

R O ANDERSON ENGINEERING

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00

Bk: 0513 Pg: 1746 RPT # 3



Deputy ar

✓ When recorded, mail to:
The Ranch at Gardnerville 1, LLC
1830 College Parkway, No. 200
Carson City, Nevada 89706

A portion of APN: 1320-33-210-063

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

BOUNDARY LINE ADJUSTMENT DEED

THIS INDENTURE, made this 4th day of April, 2013, by and between,
THE RANCH AT GARDNERVILLE 1, LLC, a Nevada limited liability company, GRANTOR,
and, THE RANCH AT GARDNERVILLE 1, LLC, a Nevada limited liability company,
GRANTEE.

WITNESSETH:

The undersigned GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto GRANTEE, and to its successors and assigns forever, all of their right, title, and interest across, upon, in and under that certain real property located in Douglas County, Nevada, more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, including but not limited to, any and all buildings, improvements, structures and

fixtures located thereon, unto the GRANTEE and to its heirs, successors and assigns forever.

This deed is being recorded in order to memorialize the legal descriptions for an adjusted parcel of real property as described in Exhibit "A" pursuant to a Record of Survey Map to Support Boundary Line Adjustment pursuant to Nevada Revised Statutes Section 278.5693, recorded concurrently herewith.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

THE RANCH AT GARDNERVILLE 1, LLC,
a Nevada limited liability company

By: Wealth Strategies Development, Inc.,
Manager

By: Carrie L. McAninch
Carrie L. McAninch, President

Hawaii
STATE OF NEVADA)
Hawaii : ss.
COUNTY OF DOUGLAS)

On April 4, 2013, personally appeared before me, a notary public, Carrie L. McAninch, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that she is the President of Wealth Strategies Development, Inc., a Nevada corporation and who further acknowledged to me that she executed the foregoing Deed on behalf of said entity.

Sharon Barrett
NOTARY PUBLIC
Sharon Barrett
My Comm. exp. 8/22/13
Third Circuit Court

EXHIBIT "A"

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**DESCRIPTION
ADJUSTED 'REMAINDER'
(A.P.N. 1320-33-210-063)**

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

A parcel of land located within portions of the Northeast one-quarter (NE) of Section 32 and the Northwest one-quarter (NW) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the northwesterly corner of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 799923, the POINT OF BEGINNING;

thence along the boundary of said Remainder parcel, the following courses:

- South 89°42'55" East, 1770.21 feet;
- South 00°25'14" West, 897.89 feet;
- South 89°20'57" East, 265.76 feet;
- South 00°39'03" West, 95.00 feet;
- North 89°20'57" West, 66.10 feet;
- Along the arc of a curve to the right having a radius of 12.50 feet, central angle of 108°52'47", arc length of 23.75 feet, and chord bearing and distance of North 34°54'33" West, 20.34 feet;
- Along the arc of a reverse curve having a radius of 55.50 feet, central angle of 296°04'07", arc length of 286.79 feet, and chord bearing and distance of South 51°29'47" West, 58.76 feet;
- Along the arc of a reverse curve having a radius of 12.50 feet, central angle of 58°02'04", arc length of 12.66 feet, and chord bearing and distance of South 67°31'15" East, 12.13 feet;
- Along the arc of a reverse curve having a radius of 59.50 feet, central angle of 33°07'08", arc length of 34.39 feet, and chord bearing and distance of South 55°03'47" East, 33.92 feet;
- South 18°22'39" West, 98.63 feet;
- South 69°59'15" East, 148.50 feet;
- South 20°00'45" West, 179.00 feet;
- South 69°59'15" East, 220.50 feet;
- Along the arc of a curve to the left having a radius of 837.50 feet, central angle of 17°11'34", arc length of 251.31 feet, and chord bearing and distance of South 78°35'02" East, 250.37 feet;

Along the arc of a reverse curve having a radius of 26.50 feet, central angle of 87°49'52", arc length of 40.62 feet, and chord bearing and distance of South 43°15'53" East, 36.76 feet;
 South 00°39'03" West, 199.50 feet;
 South 41°36'44" West, 51.12 feet;
 North 89°20'57" West, 307.13 feet;
 North 89°19'12" West, 363.85 feet;
 North 64°33'55" West, 203.37 feet;
 North 47°06'33" West, 139.68 feet;

thence North 50°24'38" West, 302.49 feet;
 thence South 43°28'29" West, 75.37 feet;
 thence North 46°31'31" East, 42.00 feet;
 thence along the easterly line of Lot 'C' as shown on the Final Subdivision Map for The Ranch at Gardnerville, Phase 1, recorded December 13, 2007 in said office of Recorder as Document No. 714735, North 43°28'29" East, 100.00 feet;
 thence along the northerly line of said Lot 'C', North 46°31'31" West, 120.00 feet;
 thence continuing North 46°31'31" West, 247.02 feet;
 thence along said boundary of the Remainder parcel, the following courses:

North 61°51'07" West, 41.78 feet;
 North 53°16'33" West, 451.59 feet;
 North 36°43'27" East, 38.44 feet;
 North 80°57'39" East, 172.21 feet;
 North 73°15'23" East, 45.56 feet;

Along the arc of a non-tangent curve to the right having a radius of 51.50 feet, central angle of 77°24'55", arc length of 69.58 feet, and chord bearing and distance of North 33°09'38" East, 64.41 feet;

Along the arc of a reverse curve having a radius of 15.00 feet, central angle of 64°20'23", arc length of 16.84 feet, and chord bearing and distance of North 39°41'54" East, 15.97 feet;

Along the arc of a reverse curve having a radius of 57.00 feet, central angle of 31°30'49", arc length of 31.35 feet, and chord bearing and distance of North 23°17'07" East, 30.96 feet;

North 39°02'31" East, 87.04 feet;

Along the arc of a curve to the right having a radius of 24.00 feet, central angle of 61°32'07", arc length of 25.78 feet, and chord bearing and distance of North 69°48'35" East, 24.55 feet;

North 10°34'38 East, 82.65 feet;
 North 51°48'58" East, 33.80 feet;
 North 38°11'02" West, 30.00 feet;
 South 51°48'58" West, 60.37 feet;
 North 43°01'39" West, 17.92 feet;

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North 73°34'53" West, 123.75 feet;

thence North 29°24'04" West, 60.05 feet;
thence along the arc of a non-tangent curve to the right having a radius of 447.00 feet, central angle of 07°35'37", arc length of 59.24 feet, and chord bearing and distance of South 67°08'07" West, 59.20 feet;
thence South 70°55'55" West, 194.46 feet;
thence South 19°04'05" East, 50.01 feet;
thence along said boundary of the Remainder parcel, the following courses:

South 35°38'58" West, 147.19 feet;
South 80°43'22" West, 37.11 feet;
North 53°16'33" West, 131.78 feet;
North 45°08'57" West, 130.11 feet;
North 42°44'35" West, 273.47 feet;

thence along a line 25-feet offset easterly of and parallel with the westerly boundary of said Remainder parcel, North 00°20'20" East, 259.44 feet;
thence North 89°42'55" West, 25.00 feet;
thence along said westerly boundary of the Remainder parcel, North 00°20'20" East, 30.00 feet to the POINT OF BEGINNING, containing 46.58 acres, more or less.

The Basis of Bearing of this description is South 89°42'55" East, the north line of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 799923.

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

