

Doc Number: **0836050**

12/27/2013 01:14 PM
OFFICIAL RECORDS
Requested By
NORTHERN NEVADA TITLE

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 Of 9 Fee: \$ 22.00
Bk: 1213 Pg: 4906 RPTT \$ 81.90



Deputy: sg

A.P.N. 1220-11-001-064 and
1220-11-001-002

R.P.T.T.#3-- \$81.90

Mail Tax Statements To:
Same as Below
When Recorded Mail To:

Myron M. Rinasz, Trustee
1668 Pinenut Road
Gardnerville, Nevada 89410

BOUNDARY LINE ADJUSTMENT
GRANT, BARGAIN, SALE DEED

COMES NOW, James J. "Butch" Peri owner of that piece or parcel of land described in document recorded June 24, 2013 as Document No. 825908 in Book 613, Page 6176, Official Records of Douglas County, State of Nevada, **FIRST PARTY**,

Myron M. Rinasz, as Trustee of the Myron M. Rinasz Revocable Living Trust dated July 19, 2001 owner of that piece or parcel of land described in document recorded August 28, 2012 as Document No. 808180 in Book 812, Page 7082, Official Records of Douglas County, State of Nevada, **SECOND PARTY**,

WITNESSETH

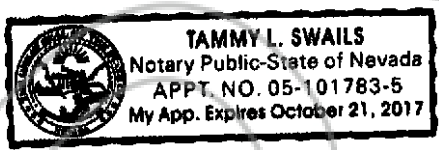
THAT THE PARTIES, as owners of adjacent and abutting parcels of land, for good and valuable consideration, do by these presents desire to adjust the boundary lines between said parcels pursuant to NRS 278.461 4 (c), said parcels situate within a portion of Sections 2, 10 and 11, Township 12 North, Range 20 East, Mount Diablo Meridian, County of Douglas, State of Nevada, being Assessor's Parcel No.'s 1220-11-001-064 and 1220-11-001-002

NOW THEREFORE, the **FIRST PARTY** does by these presents, grant, bargain, sell and convey to the **SECOND PARTY**, all lands necessary to effectuate this boundary line adjustment, so that the adjusted parcel of land owned by the **FIRST PARTY** shall be described in **EXHIBIT "A"** and the land owned by the **SECOND PARTY** shall be described in **EXHIBIT "B"** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, THE PARTIES have caused these presents to be executed this 23 day of Dec, 2013.

James J. Butch Peri
James J. "Butch" Peri

Myron M. Rinasz
Myron M. Rinasz, Trustee

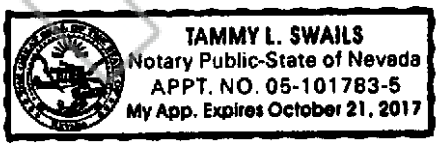


STATE OF NEVADA)
COUNTY OF Douglas)

On Dec. 23, 2013 personally appeared before me, a Notary Public, Myron M. Rinasz

who acknowledged that (he) executed the above instrument.

Signature Tammy L. Swails
(Notary Public)



STATE OF NEVADA)
COUNTY OF Douglas)

On Dec. 23, 2013 personally appeared before me, a Notary Public, James Butch Peri

who acknowledged that (he) executed the above instrument.

Signature Tammy L. Swails
(Notary Public)

EXHIBIT "A"

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

A parcel of land located within a portion of the East one-half (E /2) of Section 10 and portions of Section 11, Township 12 North, Range 20 East, Mount Diablo Meridian, and being a portion of Adjusted Parcel 3 as shown on the Record of Survey to Support a Boundary Line Adjustment for Peri Enterprises, LLC filed for record October 19, 2005 in the office of Recorder, Douglas County, Nevada in Book 1005, at Page 8587, as Document No. 658211, as severed by the Muller Parkway and Pinenut Road public road rights-of-way described in that certain Grant Deed between Peri Enterprises, LLC and Douglas County filed for record May 12, 2010 in said office of Recorder in Book 510, at Page 2112, as Document No. 763460 and as described in that certain Grant Deed between James J. Peri and Douglas County filed for record June 21, 2013 in Book 613, at Page 5529, as Document No. 825767, more particularly described as follows:

Commencing at the most Northwesterly corner of said Adjusted Parcel 3 as shown on Record of Survey, Document No. 658211, also being the Northwesterly terminus of said Muller Parkway as described in Grant Deed, Document No. 763460; thence along said terminus of Muller Parkway, Document No. 763460, North 29°02'43" East, 109.34 feet to the Northeasterly terminus of said Muller Parkway, the POINT OF BEGINNING;

thence along the boundary of said Adjusted Parcel 3, Document No. 658211, the following courses:

- North 29°02'43" East, 588.63 feet;
- South 52°40'39" East, 86.89 feet;
- South 52°09'40" East, 402.85 feet;
- South 31°08'01" East, 250.16 feet;
- South 89°20'25" East, 59.37 feet;
- South 89°10'02" East, 1105.69 feet;
- South 00°58'02" West, 752.93 feet;
- South 63°01'56" East, 315.82 feet;
- North 89°22'09" East, 99.27 feet;
- South 08°53'38" East, 67.05 feet;
- South 69°28'45" East, 545.55 feet;
- South 32°54'43" East, 465.28;
- South 25°16'19" East, 292.24 feet;
- South 31°47'50" East, 204.50 feet;
- South 88°36'58" West, 829.82 feet;

North 89°25'51" West, 277.85 feet to a point on the Easterly right-of way of said Pinenut Road, Document No. 763460;

thence along said Easterly and Northerly rights-of-way of Pinenut Road, Document No. 763460, the following courses:

North 29°56'32" West, 891.72 feet; Along the arc of a curve to the left, having a radius of 805.00 feet, central angle of 65°20'06", and arc length of 917.95 feet to a point on the Northerly right- of-way of said Pinenut Road as described in Grant Deed, Document No. 825767 thence along said Northerly right-of-way of Pinenut Road and the Easterly right- of-way of Muller Parkway as described in said Grant Deed, Document No. 825767, the following courses:

South 84°43'22" West, 289.47 feet;
Along the arc of a curve to the right, having a radius of 120.00 feet central angle of 58°14'19", and arc length of 121.97 feet;

North 37°02'19" West, 43.34 feet to a point on said easterly right-of-way of Muller Parkway as described in Grant Deed, Document No. 763460;

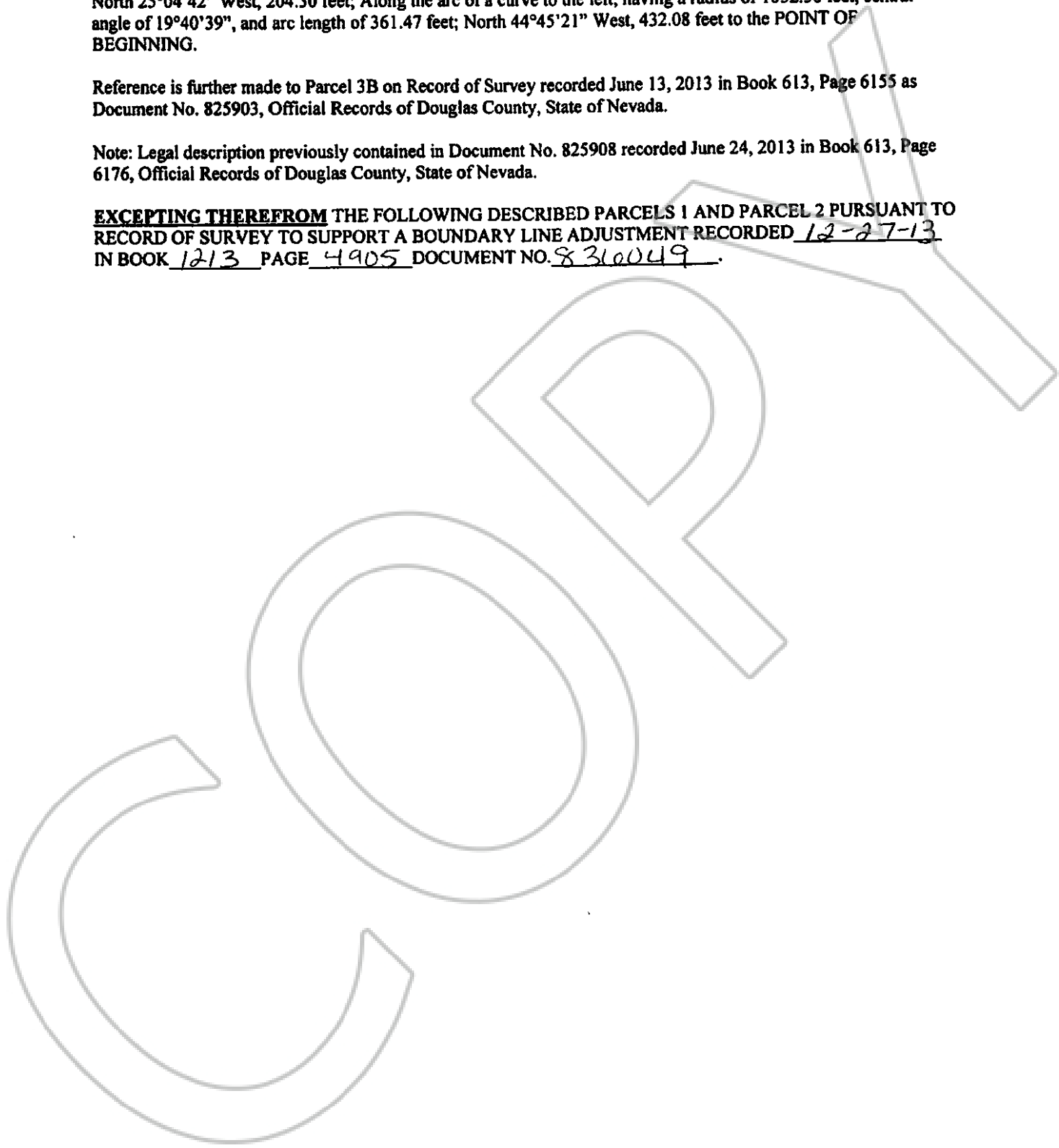
thence along said Easterly right-of-way of Muller Parkway as described in Grant Deed, Document No. 763460, the following courses:

North 25°04'42" West, 204.30 feet; Along the arc of a curve to the left, having a radius of 1052.50 feet, central angle of 19°40'39", and arc length of 361.47 feet; North 44°45'21" West, 432.08 feet to the POINT OF BEGINNING.

Reference is further made to Parcel 3B on Record of Survey recorded June 13, 2013 in Book 613, Page 6155 as Document No. 825903, Official Records of Douglas County, State of Nevada.

Note: Legal description previously contained in Document No. 825908 recorded June 24, 2013 in Book 613, Page 6176, Official Records of Douglas County, State of Nevada.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS 1 AND PARCEL 2 PURSUANT TO RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED 12-27-13 IN BOOK 1213 PAGE 4905 DOCUMENT NO. 8310049.



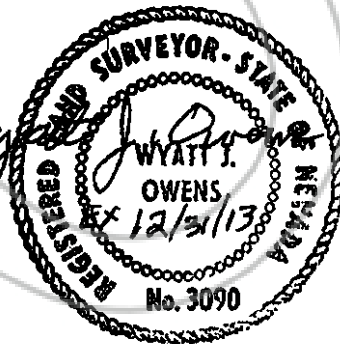
PARCEL 1

(EXCEPTING FROM EXHIBIT "A")

A parcel of land within the N1/2 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 NE Corner of Section 11, T. 12 N., R. 20 E., M. D. B. & M.; thence S64°38'39"W a distance of 4,115.82 feet to a 5/8" rebar with cap stamped PLS 3090 which is the TRUE POINT OF BEGINNING; thence S00°43'11"W a distance of 274.49 feet to a 5/8" rebar with cap stamped PLS 3090; thence S46°16'10"W a distance of 85.26 feet to a nail and tag stamped PLS 3090 on the top of a post; thence N31°09'09"W a distance of 310.37 feet to a 5/8" rebar with cap stamped PLS 3090; thence N73°16'34"E a distance of 235.58 feet to the TRUE POINT OF BEGINNING. Said parcel has an area of 1.00 acres more or less.

The basis of bearings for the above description is the East Line of Section 11, T. 12 N., R. 20 E., M. D. B. & M. Said line bears S00°39'27"W as per the State Coordinate Grid.



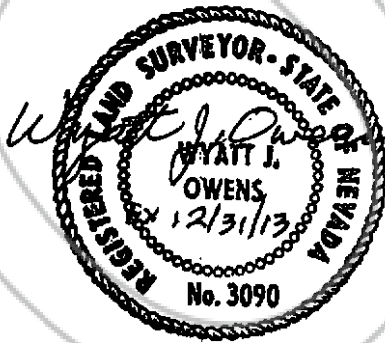
Legal Description Prepared By:
Owen's Engineering
P.O. Box 44
Smith, NV 89430

PARCEL 2
(EXCEPTING FROM EXHIBIT "A")

A parcel of land within the N1/2 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 NE Corner of Section 11, T. 12 N., R. 20 E., M. D. B. & M; thence S52°44'19"W a distance of 3,947.77 feet to a 5/8" rebar with cap stamped PLS 3090 which is the TRUE POINT OF BEGINNING; thence S69°43'00"E a distance of 132.05 feet; thence S33°00'33"E a distance of 273.60 feet to a 5/8" rebar with cap stamped PLS 3090; thence S89°45'56"W a distance of 235.74 feet to a 5/8" rebar with cap stamped PLS 3090; thence N07°39'59"W a distance of 278.67 feet to the TRUE POINT OF BEGINNING. Said parcel has an area of 1.00 acres more or less.

The basis of bearings for the above description is the East Line of Section 11, T. 12 N., R. 20 E., M. D. B. & M. Said line bears S00°39'27"W as per the State Coordinate Grid.



Legal Description Prepared By:
Owens Engineering
P.O. Box 44
Smith, NV 89430

EXHIBIT "B"

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

Township 12 North, Range 20 East, M.D.B.&M.:

Section 2: Those portions of the East 1/2 of the West 1/2 lying Westerly of the Allerman Canal traversing said lands as established and existing in 1978.

Excepting that portion of the East 1/2 of the West 1/2 conveyed to Henry Godecke and Edward Godecke, by the H.F. Dangberg Land and Livestock Company, by Deed recorded December 28, 1917, Book P of Deeds, Page 476, Douglas County, Nevada.

Further excepting: That portion of said premises described in the Deed to Edward Godecke, et ux, recorded November 5, 1946, Book Y of Deeds, Page 51, Douglas County, Nevada.

Further excepting therefrom: That portion of said premises described in Deed to Raymond Smith, Trustee, recorded January 9, 1989, Book 189, Page 892, Document No. 194050, Official Records of Douglas County, Nevada.

Section 11: Those portions of the West 1/2 of the Northeast 1/4 and the East 1/2 of the Northwest 1/4 and the Northwest 1/4 of the Southeast 1/4 lying Westerly of the Allerman Canal traversing said lands as established and existing in 1978.

Excepting the portion of the Northeast 1/4 of the Northwest 1/4 conveyed to Henry Godecke and Edward Godecke by the H.P. Dangberg Land and Livestock Company, by Deed recorded December 28, 1917, Book P of Deeds, Page 476, Douglas County, Nevada.

Further excepting: That portion of said premises described in the Deed to Edward Godecke, et ux, recorded November 5, 1946, Book T of Deeds, Page 51, Douglas County, Nevada.

Further excepting that portion of the Southeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 conveyed to Wayne C. Matley and wife, by Deed recorded November 15, 1963, Book 20, Page 557, Official Records of Douglas County, Nevada.

Note: Legal description previously contained in Document No. 808180, recorded August 28, 2012 in Book 812, Page 7082, Official Records of Douglas County State of Nevada.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCELS 1 AND 2 PURSUANT TO RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT RECORDED 12-27-13 IN BOOK 1213 PAGE 4905 DOCUMENT NO. 831049.

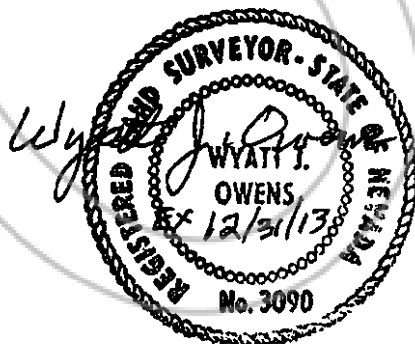
PARCEL 1

(TOGETHER WITH EXHIBIT "B")

A parcel of land within the N1/2 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 NE Corner of Section 11, T. 12 N., R. 20 E., M. D. B. & M.; thence S64°38'39"W a distance of 4,115.82 feet to a 5/8" rebar with cap stamped PLS 3090 which is the TRUE POINT OF BEGINNING; thence S00°43'11"W a distance of 274.49 feet to a 5/8" rebar with cap stamped PLS 3090; thence S46°16'10"W a distance of 85.26 feet to a nail and tag stamped PLS 3090 on the top of a post; thence N31°09'09"W a distance of 310.37 feet to a 5/8" rebar with cap stamped PLS 3090; thence N73°16'34"E a distance of 235.58 feet to the TRUE POINT OF BEGINNING. Said parcel has an area of 1.00 acres more or less.

The basis of bearings for the above description is the East Line of Section 11, T. 12 N., R. 20 E., M. D. B. & M. Said line bears S00°39'27"W as per the State Coordinate Grid.



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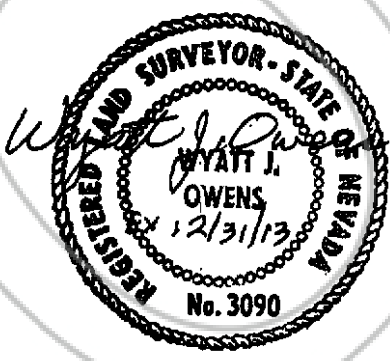
PARCEL 2

(TOGETHER WITH EXHIBIT "B")

A parcel of land within the N1/2 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 NE Corner of Section 11, T. 12 N., R. 20 E., M. D. B. & M.; thence S52°44'19"W a distance of 3,947.77 feet to a 5/8" rebar with cap stamped PLS 3090 which is the TRUE POINT OF BEGINNING; thence S69°43'00"E a distance of 132.05 feet; thence S33°00'33"E a distance of 273.60 feet to a 5/8" rebar with cap stamped PLS 3090; thence S89°45'56"W a distance of 235.74 feet to a 5/8" rebar with cap stamped PLS 3090; thence N07°39'59"W a distance of 278.67 feet to the TRUE POINT OF BEGINNING. Said parcel has an area of 1.00 acres more or less.

The basis of bearings for the above description is the East Line of Section 11, T. 12 N., R. 20 E., M. D. B. & M. Said line bears S00°39'27"W as per the State Coordinate Grid.



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