

DOC # 849520
09/17/2014 10:03AM Deputy: GB

OFFICIAL RECORD

Requested By:
Western Title Company
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 10 Fee: \$23.00
BK-914 PG-2874 RPTT: 0.00



APN#: 1220-03-202-002
1220-04-602-008
1220-04-602-010
NOW: 1220-04-602-016
1220-04-002-020

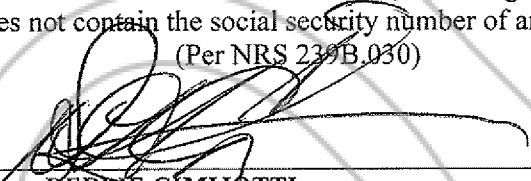
002196-CLD
Recording Requested By:
Western Title Company, LLC

When Recorded Mail To:
Colonial Bank, N.A.
c/o Western Title Company
5390 Kietzke Lane, #101
Reno, NV 89511

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature 
Print name - DEBBIE CIMJOTTI Title AGENT

Scrivener's Affidavit

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)



SCRIVENER'S AFFIDAVIT

COMES NOW, Western Title Company, LLC, a licensed, title and escrow agency authorized and operating in the State of Nevada as the escrow agent of and title agent of Lawyers Title Insurance Corporation, now known as Fidelity National Title Insurance Company and hereby affirms as follows:

1. Western Title Company, LLC was the escrow agent, and title agent for its Escrow No. **002196-CLD**.
2. As part of the aforementioned escrow a Grant Bargain and Sale deed, was duly executed and delivered by **GTEB, LLC, a Nevada limited liability company**, Grantor to **Colonial Bank, N.A.**, Grantee. Said Deed recorded **July 17, 2006 in Book 0706, Page 5285**, as Document No. **0679837**, and was re-recorded **August 30, 2007 in Book 0807, Page 8774**, as Document No. **0708456**, of Official Records of Douglas County, Nevada for the property commonly referred to by former Assessor's Parcel Numbers, **1220-03-202-002, 1220-04-602-008, and 1220-04-602-010**, which are presently represented by Assessors Parcel Numbers, **1220-04-602-016 and 1220-04-002-020, Douglas County, NV**.
3. Document No.s **0679837, and 0708456**, contained an error in the legal description of the property set forth as Parcel 2 therein, wherein an exception of property was unintentionally omitted..
4. Pursuant to the contract for sale of the property, reference is made to the acreage of the property as approximately 2.2 acres of land. The title and escrow files contain multiple references to the parcel numbers herein described.
5. The true and correct legal description for the property as was intended to be conveyed by said Grant, Bargain and Sale Deed being more particularly described as follows:

See Exhibit A attached hereto and made a part hereof

This affidavit is recorded on behalf of the parties legally entitled to said land for purposes of giving constructive notice of the recordation of the true and correct legal description for said Grant Bargain and Sale Deed recorded **July 17, 2006 in Book 0706, Page 5285**, as Document No. **0679837**, and re-recorded **August 30, 2007 in Book 0807, Page 8774**, as Document No. **0708456**, Official Records of Douglas County, Nevada.



Dated: September 17, 2014

WESTERN TITLE COMPANY, LLC

By:

Debbie H. Cimijotti
Asst. VP

STATE OF NEVADA)
)ss
COUNTY OF WASHOE)

On this September 17, 2014, before me, a Notary Public, personally appeared Debbie H. Cimijotti, Asst. VP of Western Title Company, LLC, personally known to me to be the individual whose name is subscribed to this instrument, and acknowledged that he executed it. I declare under penalty of perjury that the individual whose name is ascribed to this instrument appears to be of sound mind and under no duress, fraud, or undue influence.

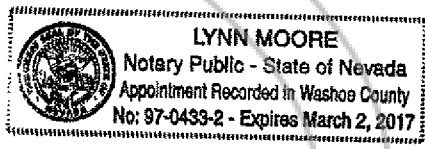
Notary Public



EXHIBIT "A"

PARCEL ONE:

WHEREAS Douglas County, a political subdivision of the State of Nevada, presently hold an easement interest in a strip of land located within portions of the Northwest ¼ and Southwest 1/4 of Section 3 and the Northeast ¼ of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particulary described as follows:

Commencing at the ¼ corner common to Sections 3 and 4, Township 12 North, Range 20 East, M.D.M., a found 3/4" iron pipe with 2' aluminum cap "1995 Owens Eng. PLS 3090" as shown on the Record of Survey for Reno Orthopedic Clinic, LTD. Et al recorded October 28, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 452854, the POINT OF BEGINNING; Along the ¼ line of said Section 4, North 89°33'00" West, 15.16 feet to the Southeast corner of A.P.N. 1220-04-602-003 as shown on said Record of Survey; Along the east line of said A.P.N. 1220-04-602-003, North 00°21'36" East, 302.22 feet to a point on the southerly right-of-way of Stodick Parkway as offered for dedication by G.T.E.B. LLC recorded July 20, 2001 in said office of Recorder, in Book 0701, at Page 5295; Along said southerly right-of-way, North 61°07'36" East, 19.23 feet; Continuing along the projection of said southerly right-of-way, North 61°07'36" East, 48.95 feet to the southwesterly corner of Stodick Parkway as offered for dedication on the Herbig Properties Limited Parcel Map recorded September 14, 199 in said office of Recorder as Document No. 476559; Along the the easterly right-of-way of Elges Avenue per Grant of Easement and Right-of-Way recorded January 21, 1998 in said office of Recorder in Book 198, at Page 3077, South 00°21'36" West, 378.35 feet; Continuing along said easterly right-of-way along the arc of a curve to the right, having a radius of 150.00 feet, central angle of 37°26'52", and arc length of 98.04 feet; Continuing along said easterly right-of-way, South 37°48'28" West, 24.22 feet to a point on said line common to Section 3 and 4; Along said common section line, North 00°39'29" East, 152.97 feet to the POINT OF BEGINNING.

APN: 1220-03-202-002



PARCEL TWO:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the East 1/4 corner of Section 4, Township 12 North, Range 20 East, M.D.M., a found 3/4 inch iron pipe with 2 inch aluminum cap stamped "1995 Owens Eng. PLS 3090, E 1/4 Sec 4"; thence along the East-West center section line, North 89°33'00" West, 15.16 feet to a point on the West line of Elges Avenue, the POINT OF BEGINNING; thence continuing along said East-West center section line, North 89°33'00" West, 172.10 feet to a point on the Easterly right-of-way of U.S. Highway 395, as described in a Deed recorded May 28, 1993, in the office of the Recorder, Douglas County, Nevada, in Book 593, at Page 5930, as Document No. 308372; thence along said Easterly right-of-way along the arc of a curve to left, nontangent to the preceding course, having a radius of 5,060.00 feet, central angle of 09°23'14", an arc length of 829.02 feet, chord bearing North 45°37'59" West and chord distance of 828.09 feet; thence continuing along said Easterly right-of-way, North 50°19'36" West, 342.29 feet; thence South 89°28'04" East, 992.55 feet to the Northwest corner of a parcel of land as described in a Deed, recorded August 18, 1980, in the office of the Recorder, Douglas County, Nevada, in Book 880, at Page 1297, as Document No. 47561; thence South 00°21'36" West, 50.00 feet per said Deed; thence South 89°28'04" East, 40.00 feet per said Deed to a point on said West line of Elges Avenue; thence along said West line of Elges Avenue, South 00°21'36" West, 739.34 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

A strip of land located within portions of the Northwest 1/4 and Southwest 1/4 of Section 3 and Northeast 1/4 of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 3 and 4, Township 12 North, Range 20 East, M.D.M., a found 3/4" iron pipe with 2" aluminum cap "1995 Owens Eng. PLS 3090" as shown on Record of Survey for Reno Orthopedic Clinic, LTC. Et al recorded October 28, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 452854, the POINT OF BEGINNING; Thence along the 1/4 line of said Section 4, North 89°33'00" West 15.16 feet to the Southeast corner of A.P.N. 1220-04-602-003 as shown on said Record of Survey; Thence along the East line of said A.P.N. 1220-04-602-003, North 00°21'36"



East, 302.22 feet to a point on the Southerly right-of-way of Stodick Parkway as offered for dedication by G.T.E.B. LLC recorded July 20, 2001 in said office of Recorder, in Book 0701, at Page 5295; Thence along said Southerly right-of-way, North 61°07'36" East, 19.23 feet; Thence continuing along the projection of said Southerly right-of-way, North 61°07'36" East, 48.95 feet to the Southwesterly corner of Stodick Parkway as offered for dedication on the Herbig Properties Limited Parcel Map recorded September 14, 1999 in said office of Recorder as Document No. 476559; Thence along the Easterly right-of-way of Elges Avenue per Grant of Easement and Right-of-Way recorded January 21, 1998 in said office of Recorder in Book 198 at Page 3077, South 00°21'36" West, 378.35 feet; Thence continuing along said Easterly right-of-way along the arc of a curve to the right, having a radius of 150.00 feet, central angle of 37°26'52", and arc length of 98.04 feet; Thence continuing along said Easterly right-of-way, South 37°48'28" West, 24.22 feet to a point on said line common to Sections 3 and 4; Thence along said common section line, North 00°39'29" East, 152.97 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

A strip of land located within portions of the Northwest $\frac{1}{4}$ of Section 3 and the Northeast $\frac{1}{4}$ of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the $\frac{1}{4}$ corner common to Sections 3 and 4, Township 12 North, Range 20 East M.D.M., a found $\frac{3}{4}$ " iron pipe with 2" aluminum cap "1995 Owens Eng. PLS 3090" as shown on the Record of Survey for Reno Orthopedic Clinic, LTC Et al recorded October 28, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 452854; Thence along the $\frac{1}{4}$ line of said Section 4, North 89°33'00" West 15.16 feet to the Southeast corner of A.P.N. 1220-04-602-003 as shown on said Record of Survey; Thence along the East line of said A.P.N. 1220-04-602-003, North 00°21'36" East, 399.63 feet to a point on the Northerly right-of-way of Stodick Parkway as offered for dedication by G.T.E.B. LLC recorded July 20, 2001 in said office of Recorder, in Book 0701, Page 5295, the POINT OF BEGINNING; Thence continuing along said East line of A.P.N. 1220-04-602-003, North 00°21'36" East, 279.39 feet; Thence along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 20.00 feet, central angle of 43°07'49", arc length of 15.06 feet, and chord bearing and length of South 57°33'45" East, 14.70 feet; Thence along the arc of a curve to the left having a radius of 64.00 feet, central angle of 50°03'33", arc length of 55.92 feet, and chord bearing and length of South 61°01'37" East, 54.16 feet; Thence along the Easterly right-of-way of Elges Avenue per Grant of Easement and Right-of-Way recorded January 21, 1998 in said office of Recorder in Book 198, at Page 3077, South 00°21'36" West, 212.07 feet to the Northwesterly corner of Stodick Parkway as offered for dedication



on the Herbig Properties Limited Parcel Map recorded September 14, 1999 in said office of Recorder as Document No. 476559; Thence along the Northerly projection of said Stodick Parkway, South $61^{\circ}07'36''$ West, 48.95 feet to a point on said Northerly right-of-way of Stodick Parkway as offered for dedication in Book 0701, at Page 5295; Thence along said Northerly right-of-way, South $61^{\circ}07'36''$ West, 19.81 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

A strip of land for right-of-way purposes located within a portion of the Northeast $\frac{1}{4}$ of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southwest corner of Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for Crestmore Village Apartments Limited Partnership and Herbig Properties Limited recorded November 22, 1999 in the office of Recorder, Douglas County, Nevada as Document No. 481238, the intersection of the East right-of-way of Elges Avenue and the Northerly right-of-way of Stodick Parkway; Thence South $61^{\circ}07'36''$ west, 68.76 feet to a point on the Easterly line of A.P.N. 1220-04-602-003 as shown on the Record of Survey for Reno Orthopedic Clinic, Ltd., etal recorded October 28, 1998 in said office of Recorder as Document No. 452854, **THE POINT OF BEGINNING**; Thence along said Easterly line, South $00^{\circ}21'36''$ West, 97.41 feet; Thence South $61^{\circ}07'36''$ West, 263.02 feet; Thence along the arc of a curve to the left having a radius of 60.00 feet, central angle of $103^{\circ}17'32''$, arc length of 75.83 feet and chord bearing and length of South $09^{\circ}28'50''$ West, 94.10 feet to a point on the Northerly right-of-way of U.S. Highway 395; Thence along said Northerly right-of-way along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 5060.00 feet, central angle of $02^{\circ}22'10''$, arc length of 209.25 feet, and chord bearing and length of North $43^{\circ}21'01''$ West, 209.24 feet; Thence along the arc of a curve to the left having a radius of 60.00 feet, central angle of $74^{\circ}20'18''$, arc length of 77.85 feet, and chord bearing and length of South $81^{\circ}42'15''$ East, 72.50 feet; Thence North $61^{\circ}07'36''$ East, 363.52 feet to **THE POINT OF BEGINNING**.

EXCEPTING THEREFORM:

Commencing at the Southwest corner of Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for Crestmore Village Apartments Limited Partnership and Herbig Properties Limited recorded November 22, 1999 in the office of Recorder, Douglas County, Nevada as Document No. 481238, the intersection of the East right-of-way of Elges Avenue and the Northerly right-of-way of Stodick Parkway; Thence South $61^{\circ}07'36''$ West, 48.95 feet to a point on the East line of said Section 4,



THE POINT OF BEGINNING; Thence along said East line, South $00^{\circ}39'29''$ West, 97.69 feet; Thence South $61^{\circ}07'36''$ West, 19.23 feet to a point on the Easterly line of A.P.N. 1220-04-602-003 as shown on the Record of Survey for Reno Orthopedic Clinic, Ltc., etal recorded October 28, 1998 in said office of Recorder as Document No. 452854; Thence along said Easterly line, North $00^{\circ}21'36''$ East, 97.41 feet; Thence North $61^{\circ}07'36''$ East, 19.81 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM:

A parcel of land located within portions of the Northwest 1/4 of Section 3 and the Northeast 1/4 of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the East one-quarter of Section 4, Township 12 North, Range 20 East, M.D.M.&M., a found $\frac{3}{4}$ " iron pipe with 2" aluminum cap stamped "1995 Owens Eng. PLS 3090 E $\frac{1}{4}$ Sec 4" as shown on the Record of Survey for Reno Orthopedic Clinic et al, recorded October 28, 1998 in the Office of the Recorder of Douglas County, Nevada as Document No. 452854; thence along the east line of said Section 4, North $00^{\circ}39'29''$ East, 409.33 feet to a point on the northerly right-of-way of Stodick Parkway as described in Deed of Dedication recorded July 20, 2001 in said Office of Recorder in Book 0701, at Page 5295, as Document No. 518885, the point of beginning; thence along said northerly right-of-way of Stodick Parkway, South $61^{\circ}07'36''$ West, 383.33 feet; thence along the arc of a curve to the right, having a radius of 60.00 feet, central angle of $74^{\circ}20'18''$, and arc length of 77.85 feet to a point on the Easterly right-of-way of U.S. Highway 395 as described in a Deed recorded May 28, 1993 in said Office of Recorder in Book 593, at Page 5930, as Document No. 308372; thence along said Easterly right-of-way of U.S Highway 395 along the arc of a compound curve to the left, having a radius of 5,060.00 feet, central angle of $05^{\circ}47'30''$ and arc length of 511.48 feet; thence continuing along said Easterly right-of-way of U.S Highway 395, North $50^{\circ}19'36''$ West, 342.29 feet; thence South $89^{\circ}28'04''$ East, 982.55 feet; thence South $00^{\circ}21'36''$ West, 75.14 feet; thence South $89^{\circ}38'24''$ East, 50.00 feet to a point on the West line of Elges Avenue; thence along said West line of Elges Avenue, South $00^{\circ}21'36''$ West, 35.33 feet; thence continuing along said Elges Avenue along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 20.00 feet, radial bearing to said curve of North $10^{\circ}52'20''$ East, central angle of $43^{\circ}07'49''$, and arc length of 15.06 feet; thence continuing along said Elges Avenue along the arc of a compound curve to the left, having a radius of 64.00 feet, central angle of $50^{\circ}03'33''$, and arc length of 55.92 feet to a point on the East line of a strip of land formerly known as Elges Avenue and abandoned by Douglas County in Abandonment DA 01-146 recorded November 9, 2001 in said office of Recorder in Book 1101, at Page 2727, as Document No. 527318 and previously



quitclaimed to GTEB, LLC in Quitclaim Deeds recorded September 30, 1999 in Book 999, at Page 6449, Document No. 477911; thence along said East line of Elges Avenue, non-tangent to the preceding curve, South 00°21'36" West, 212.07 feet to a point on said Northerly right-of-way of Stodick Parkway; thence along said Northerly right-of-way of Stodick Parkway, South 61°07'36" West, 48.95 feet to the point of beginning.

NOTE (NRS 111.312): The above description appeared previously in that certain Boundary Line Adjustment Deed, recorded in the office of the County Recorder of Douglas County, Nevada on May 7, 2004, in Book 0504, Page 3040, as Document No. 612573, of Official Records.

APN: 1220-04-602-008

PARCEL THREE:

A parcel of land located within portion of the Southeast one-quarter (SE ¼) of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the one quarter corner common to Sections 3 and 4, Township 12 North, Range 20 East, M.D.M., a found ¾" iron pipe with 2" aluminum cap "1995 Owens Eng. PLS 3090." as shown on Record of Survey for Reno Orthopedic Clinic, LTC. Et al recorded October 28, 1998 in the Office of Recorder, Douglas County, Nevada as Document No. 452854; the POINT OF BEGINNING; Thence along the East line of said Section 4, South 00°39'29" West, 43.78 feet; Thence along the arc of a curve to the right having a radius of 100.00 feet, central angle of 60°37'00", arc length of 105.80 feet, and chord bearing and distance of South 30°57'59" West 100.93 feet; Thence along the arc of a compound curve having a radius of 47.50 feet, central angle of 24°58'27", arc length of 20.70 feet; and chord bearing and distance of South 73°45'43" West, 20.54 feet to a point on the Easterly right of way of U. S. Highway 395, also being the Westerly line of that portion of right of way abandoned in Resolution of Abandonment of a Portion of State Highway right of way recorded November 20, 2002 in said office of Recorder in Book 1102, at Page 8530, as Document No. 558501; Thence along said Easterly right of way, along the arc of a curve to the left, nontangent to the preceding course, having a radius of 5060.00 feet, central angle of 02°01'51", arc length of 179.35 feet, and chord bearing and distance of North 39°55'26" West, 179.34 feet; Thence along the Southerly line A.P.N. 1220-04-602-003 as shown on said Record of Survey for Reno Orthopedic Clinic, LTC. Et al, South 89°33'00" East, 187.26 feet to the POINT OF BEGINNING.

APN: 1220-04-602-010



NOTE: The above metes and bounds description appeared previously in Document recorded in the office of the County Recorder of Carson City County, Nevada on December 9, 2005, as Document No. 662804 of Official Records.

Assessor's Parcel Number(s):

1220-03-202-002

1220-04-602-008

1220-04-602-010

