

RECORDING REQUESTED BY AND MAIL TO:

Town of Gardnerville
1407 Highway 395 N.
Gardnerville, NV 89410

Area adjusted from APN: 1320-33-402-075
to APN: 1320-33-402-074

Pursuant to NRS 239B.030(4), I affirm that the instrument contained below (or attached hereto) does not contain the social security number of any person.



00011819201508602670040046

KAREN ELLISON, RECORDER

E03

BOUNDARY LINE ADJUSTMENT DEED

THIS INDENTURE made the 10th day of ~~February~~ ^{April}, Two Thousand Fifteen (2015), by and between, TOWN OF GARDNERVILLE, GRANTOR, and DAVIS JOHN NISHIKIDA and JOSEPH JOHN NISHIKIDA, GRANTEES.

WITNESSETH:

The undersigned GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto GRANTEES, and to their 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 GRANTEES and to their 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.

TOWN OF GARDNERVILLE,
a political subdivision of the State of Nevada

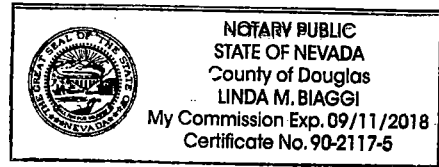
By: 
Lloyd Higuera, Chairman
Gardnerville Town Board

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

On ^{April} 10th February 2015, before me, the undersigned, a Notary Public in and for said
County and State, personally appeared LLOYD HIGUERA, known to me to be the person
whose name is subscribed to the within instrument and acknowledged that he is the Chairman,
Gardnerville Town Board, of the Town of Gardnerville, a political subdivision of the state of
Nevada, and who further acknowledged that he executed the foregoing Deed on behalf of said
entity.

WITNESS my hand and official seal.


NOTARY PUBLIC



DESCRIPTION
AREA ADJUSTED FROM A.P.N. 1320-33-402-075 TO A.P.N. 1320-33-402-074
(Town of Gardnerville to Nishikida)

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 the South one-half of the Southwest one-quarter (S $\frac{1}{2}$ SW $\frac{1}{4}$) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at a point which bears North 37°00'09" East, 35.41 feet from the town monument known as the "Dettling Monument", said point being an angle point in the perpetual easement and right-of-way to the State of Nevada as described in Deed recorded October 21, 1966 in the office of Recorder, Douglas County, Nevada in Book 45, at Page 260, as Document No. 34392;

thence along the southerly line of said perpetual easement and right-of-way, North 44°11'21" West, 29.98 feet to a point on the easterly line of the parcel described in Deed recorded April 29, 1941 in said office of Recorder in Book W of Deeds, at Page 53, as Document No. 7905;

thence along said easterly line of parcel (Book W of Deeds, at Page 53), North 45°32'39" East, 13.85 feet to the POINT OF BEGINNING;

thence continuing along said easterly line of parcel (Book W of Deeds, at Page 53), North 45°32'39" East, 97.77 feet to the northeasterly corner of said parcel (Book W Deeds, Page 53);

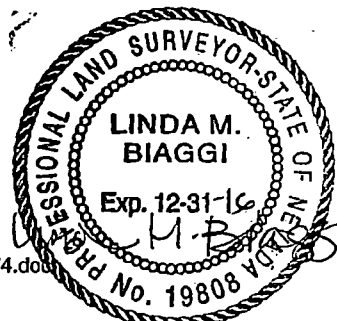
thence South 00°28'39" West, 5.28 feet;

thence South 45°32'39" West, 92.76 feet;

thence along the arc of a non-tangent curve to the right having a radial bearing of North 26°15'34" East, radius of 295.00 feet, central angle of 00°46'01", and arc length of 3.95 feet to the POINT OF BEGINNING, containing 356 square feet (0.01 acres), more or less.

The Basis of Bearing of this description is South 40°41'36" East, the northerly line of Mission Street as shown on the Record of Survey to Support a Boundary Line Adjustment for Hellwinkel Exemption, Marital, and Survivor's Trusts and Robertson Family Exemption Trust recorded October 31, 2011 in the office of Recorder, Douglas County, Nevada as Document No. 791703.

Prepared by: R.O. Anderson Engineering, Inc.
P.O. Box 2229
Minden, Nevada 89423



STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)

- (a) 320-33-40-075
- (b) -074
- (c) _____
- (d) _____

2. Type of Property:

- a) Vacant Land
- b) Single Fam Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: # 33
- b. Explain Reason for Exemption: Town of Gardnerville in support of BLA

5. Partial Interest: Percentage being transferred: _____ %

The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1 % per month.

Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature Linda Biaggi Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)
 Print Name: Town of Gardnerville
 Address: 1407 Hwy 395 N
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION

(REQUIRED)
 Print Name: Davis John Nishikida
 Address: PO Box 67
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: R.O. Anderson Engineering Escrow # _____
Linda Biaggi
 Address: 1603 Esmeralda
 City: Minden State: NV Zip: 89423