

**RECORDING REQUESTED BY AND
MAIL TO:**

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

A portion of APN: 1320-33-402-075

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.



00011820201508602680050057

KAREN ELLISON, RECORDER

E02

BOUNDARY LINE ADJUSTMENT DEED

THIS INDENTURE made the 10th day of ~~February~~ ^{April}, Two Thousand Fifteen (2015), by and between, TOWN OF GARDNERVILLE, a political subdivision of the State of Nevada, GRANTOR, and TOWN OF GARDNERVILLE, a political subdivision of the State of Nevada, 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

DESCRIPTION
ADJUSTED A.P.N. 1320-33-402-075

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 (S½SW¼) 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, the POINT OF BEGINNING;

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, South 45°32'39" West, 5.18 feet;

thence along the southerly line of said parcel (Book W of Deeds, at Page 53) and the parcel described in Deed recorded September 29, 1944 in said office of Recorder in Book X of Deeds, at Page 78, as Document No. 1077, North 44°27'21" West, 108.88 feet;

thence along the westerly line of said parcel (Book X of Deeds, at Page 78), North 45°55'54" East, 5.69 feet;

thence along the northerly line of U.S. Highway 395 as shown on the 1937 Strip Map for the State of Nevada Department of Highways, Sketch Showing Right-of-Way to be Acquired from Douglas County, Route 3, Section B3, South 44°11'21" East, 46.85 feet;

thence along the arc of a non-tangent curve to the left having a radial bearing of North 39°22'30" East, radius of 295.00 feet, central angle of 13°06'55", and arc length of 67.53 feet;

thence North 45°32'39" East, 92.76 feet;

thence North 00°28'39" East, 5.28 feet to the northeasterly corner of said parcel (Book W Deeds, Page 53);

thence South 89°31'21" East, 87.75 feet to a point on the southerly line of Mission Street;

thence along said southerly line of Mission Street, South 41°01'21" East, 95.32 feet to the northerly corner of the parcel described in Deed recorded December 11, 1950 in said office of Recorder in Book Z of Deeds, at Page 353, as Document No. 7725;

thence South $00^{\circ}28'39''$ West, 8.77 feet;
thence along the arc of a curve to the right having a radius of 20.00 feet, central angle of $90^{\circ}00'00''$, and arc length of 31.42 feet;
thence along the northerly line of U.S. Highway 395, North $89^{\circ}31'21''$ West, 188.85 feet to the POINT OF BEGINNING, containing 17,942 square feet (0.41 acres), more or less.

The Basis of Bearing of this description is South $40^{\circ}41'36''$ 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



01-13-15

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) 1320-33-402-075
- (b) _____
- (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: # 2
- b. Explain Reason for Exemption: Town of Gardnerville

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: Town of Gardnerville
Address: 1407 Hwy 395 N
City: Gardnerville
State: NV Zip: 89410

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

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