

APN: 1320-32-812-027

R.P.T.T. \$0.00

Mail tax statements same as below



00013601201508618640040047

KAREN ELLISON, RECORDER

E03

WHEN RECORDED MAIL TO:

Garden Glen Patio Homes Association



Community Association Management Co.
2240 Meridian Blvd., Suite D
Minden, NV 89423

***BOUNDARY LINE ADJUSTMENT
GRANT, BARGAIN, SALE DEED***

THIS DEED IS PLACED OF RECORD FOR THE PURPOSE OF FACILITATING A **BOUNDARY LINE ADJUSTMENT**. THIS INDENTURE WITNESSETH: **Garden Glen Patio Homes Homeowners Association**, as Grantor in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Garden Glen Patio Homes Homeowners Association**, as Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BOUNDARY LINE ADJUSTMENT BETWEEN EXISTING PARCELS OF LAND, AS FURTHER DEPICTED AND SET FORTH ON THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF BOUNDARY LINE ADJUSTMENT, RECORDED CONCURRENTLY HEREWITH.

Garden Glen Patio Homes Homeowners Association

By: *Rhonda Freih*

STATE OF NEVADA)

)ss.

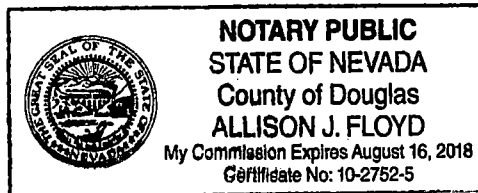
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on May 5, 2015
By RHONDA FREIH

Signature

Allison J. Floyd

Notary Public



**DESCRIPTION
ADJUSTED COMMON AREA
(A.P.N. 1320-32-812-027)**

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 Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BLOCK A as shown on the Final Map for Garden Glen Patio Homes filed for record June 6, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 389450.

EXCEPTING THEREFROM Lots 14 through 17, inclusive, and Lots 21 through 26, inclusive, as shown on said Final Map, Document No. 389450.

FURTHER EXCEPTING THEREFROM Revised Lots 1 through 13, inclusive, and Lots 18 through 20, inclusive, as shown on the Record of Survey to Support a Lot Line Adjustment for Waller/Fitch Gardnerville Venture & Garden Glen Patio Homes Homeowner's Association filed for record March 11, 1998 in said office of Recorder, as Document No. 434596.

AND FURTHER EXCEPTING THEREFROM the following parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the southwesterly corner of Revised Lot 4 as shown on the Record of Survey to Support a Lot Line Adjustment for Waller/Fitch Gardnerville Venture & Garden Glen Patio Homes Homeowner's Association filed for record March 11, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 434596 which bears North $13^{\circ}04'50''$ West, 60.33 feet from the centerline monument at the end of curve C14 as shown on the Final Map for Garden Glen Patio Homes filed for record June 6, 1996 in said office of Recorder as Document No. 389450;

thence along the boundary of said Revised Lot 4, North $35^{\circ}44'20''$ East, 49.00 feet to the POINT OF BEGINNING;

thence continuing North $35^{\circ}44'20''$ East, 8.00 feet;

thence South $54^{\circ}15'40''$ East, 35.00 feet;

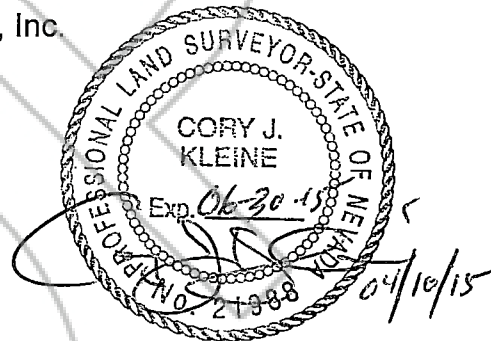
thence South $35^{\circ}44'20''$ West, 8.00 feet;

thence along the northerly boundary of said Revised Lot 4, North 54°15'40" West, 35.00 feet to the POINT OF BEGINNING, containing 280 square feet, more or less.

The total area of said Adjusted Common Area is 93,292 square feet (2.14 acres), more or less.

The Basis of Bearing of this description is North 54°10'13" West, the centerline of Garden Glen Court as shown on the Record of Survey to Support a Lot Line Adjustment for Waller/Fitch Gardnerville Venture & Garden Glen Patio Homes Homeowner's Association filed for record March 11, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 434596.

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



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1320-32-812-027
 b) _____
 c) _____
 d) _____

Common Area

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

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: BLA grantor + grantee
one in the same

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 parties agree that 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 [Signature] Capacity Manager
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Garden Glen HOA
 Address: 10 Camino 2240 Merid. Ave #D
 City: Minden
 State: NV Zip: 89423

Print Name: Garden Glen HOA
 Address: 10 Camino 2240 Merid. Ave #D
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)