**\**\

DOUGLAS COUNTY, NV Rec:\$17.00

2016-875259 01/13/2016 01:48 PM

Total:\$17.00 LENA RUPPMAN

Pas=5

A.P.N.'s 1319-09-602-001; 1319-09-602-004

Recordation requested by: Maupin, Cox & LeGoy

After recordation return Deed and mail future property tax statements to the following address of Grantee:
Lena Ruppman, Trustee
963 Topsy Lane, Suite 306-194
Carson City, NV 89705

00028679201608752590050054

KAREN ELLISON, RECORDER

E03

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

Signature of Declarant or Agent

## **BOUNDARY LINE ADJUSTMENT DEED**

For value received, Lena Ruppman, as Trustee of the Lena Mae Ruppman 1994 Trust ("Grantor"), hereby grants, transfers and releases to Lena Ruppman, as Trustee of the Lena Mae Ruppman 1994 Trust ("Grantee"), all the right, title, and interest in the real property located in the County of Douglas, State of Nevada necessary to effect a boundary line adjustment to create the legal parcels described on Exhibit "A" and Exhibit "B," which are both attached hereto and incorporated herein by this reference.

To effect the boundary line adjustment, the real property is conveyed together with all improvements located on the real property, the tenements, hereditaments, and appurtenances of the real property, and the rents, issues and profits thereof. This Boundary Line Adjustment Deed is executed, delivered and recorded for the purpose of conforming record title to effect the boundary line adjustment to create the legal parcels described on Exhibit "A" and Exhibit "B."

Dated this 19 day of October, 2015.

The Lena Mae Ruppman 1994 Trust

By Law &

Lena Ruppman, Trustee

STATE OF Nevada

COUNTY OF Douglas ) ss.

This Boundary Line Adjustment Deed was acknowledged before me on 10/19/15
2015, by Lena Ruppman, as Trustee of the Lena Mae Ruppman 1994 Trust.

CLIFFORD W. RAY

NOTARY PUBLIC

STATE OF NEVADA

Carson City

My Commission Exp. July 23, 2019

Certificate No: 15-2424-3

Notary Public

2192-001 10/14/15 Page 1 of 1

## DESCRIPTION PARCEL 1 ADJUSTED APN 1319-09-602-001

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 9, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the northwest corner of Parcel '2' as shown on the Record of Survey for Robert P. Brush and Juliet Dix Brush filed for record August 7, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 104602;

thence along the northerly boundary of said Parcel '2', South 72°14'45" East, 350.22 feet:

thence leaving the northerly boundary of said Parcel '2', South 00°05'37" East, 99.86 feet;

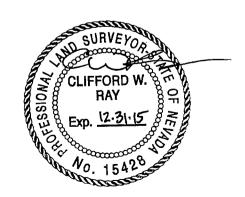
thence South 43°23'57" East, 62.42 feet to a point on the southerly boundary of said Parcel '2';

thence along said southerly boundary, North 81°07'14" West, 183.44 feet thence continuing along said southerly boundary, South 80°46'09" West, 197.49 feet to the southwest corner of said Parcel '2';

thence along the westerly boundary of said Parcel '2', North 00°05'37" West, 255.37 feet to the POINT OF BEGINNING, containing 62,184 square feet or 1.43 acres, more or less.

The Basis of Bearing of this description is North 00°05'37" West, the east line of Parcel No. 1 and Parcel No. 2 as shown on the Record of Survey to Accompany a Boundary Line Adjustment for Robert P. Brush and Juliet Dix Brush recorded August 7, 1984 as Document 104602.

Prepared By: R.O. ANDERSON ENGINEERING, INC. P.O. Box 2229 Minden, Nevada 89423



## DESCRIPTION PARCEL 2 ADJUSTED APN 1319-09-602-004

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 9, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the northwest corner of Parcel '2' as shown on the Record of Survey for Robert P. Brush and Juliet Dix Brush filed for record August 7, 1984 in the office of Recorder, Douglas County, Nevada as Document No. 104602;

thence along the northerly boundary of said Parcel '2', South 72°14'45" East, 350.22 feet to the POINT OF BEGINNING;

thence continuing along the northerly boundary of said Parcel '2', South 72°14'45" East, 70.00 feet to the northwest corner of Parcel 'Existing APN 17-081-26' as shown on the Record of Survey for Steven A. Hollister filed for record August 29, 1994 in the office of Recorder, Douglas County, Nevada as Document No. 344935;

thence along the northerly boundary of said Parcel 'Existing APN 17-081-26', South 68°20'43" East, 334.86 feet to the northeast corner of said Parcel 'Existing APN 17-081-26':

thence along the easterly boundary of said Parcel 'Existing APN 17-081-26', South 18°48'56" West. 57.47 feet:

thence continuing along said easterly boundary, North 68°11'15" West, 123.74 feet:

thence continuing along said easterly boundary, South 19°03'33" West, 170.92 feet to the southeasterly corner of said Parcel 'Existing APN 17-081-26';

thence along the southerly boundary of said Parcel 'Existing APN 17-081-26', North 67°37'07" West, 131.51 feet to the southwesterly corner of said Parcel 'Existing APN 17-081-26':

thence along the westerly line of said Parcel 'Existing APN 17-081-26', North 00°05'37" West, 115.88 feet to the southeasterly corner of the aforementioned Parcel '2';

thence along the southerly boundary of said Parcel 2, North 81°07'14" West, 24.11 feet;

thence leaving said southerly boundary, North 43°23'57" West, 62.42 feet; thence North 00°05'37" West, 99.86 feet to the POINT OF BEGINNING, containing 53,981 square feet or 1.24 acres, more or less.

## Exhibit 'B'

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The Basis of Bearing of this description is North 00°05'37" West, the east line of Parcel No. 1 and Parcel No. 2 as shown on the Record of Survey to Accompany a Boundary Line Adjustment for Robert P. Brush and Juliet Dix Brush recorded August 7, 1984 as Document 104602.

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) 1319-09-602-001 b) 1319-09-602-004	
2)	\ \
d)	\ \
u)	\ \
2. Type of Property:	\ \
	\ \
a) Vacant Land b) Single Fam. Res.	
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) 🔲 Apt. Bldg f) 🔲 Comm'l/Ind'l	BOOKPAGE DATE OF RECORDING:
g) Agricultural h) Mobile Home	NOTES:
i)	
3. Total Value/Sales Price of Property:	\$ <b>\$</b> 0.00
Deed in Lieu of Foreclosure Only (value of property)	
Transfer Tax Value:	\$\$0.00
Real Property Transfer Tax Due:	\$.\$0.00
4 707 4 614 4	
4. If Exemption Claimed:	
<ul> <li>a. Transfer Tax Exemption per NRS 375.090, Sect</li> <li>b. Explain Reason for Exemption: by T</li> </ul>	100 #
b. Explain reason for Exemption. 8647	sarces owned by
40057 WHY 110 CONS	SICIEVATION
5. Partial Interest: Percentage being transferred:	%
5. Tartial interest. Tercentage 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 substantia	
parties agree that disallowance of any claimed exemption	
result in a penalty of 10% of the tax due plus interest at	
result in a penalty of 1070 of the tax ade plas interest at	T, o por montain
Pursuant to NRS 375.030, the Buyer and Seller shall be jointly	and severally liable for any additional amount owed.
	/ / x /
Signature	Capacity
	, , ,
Signature	Capacity
CONT. L. ED. (CD. L.) IMOD), D. IMOD), S. IMOD)	DUMED (OR ANIEEE) BIEODA (A ELONI
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Lena Mae Ruppman 1994 Trust Pri	nt Name: Lena Mae Ruppman 1994 Trust
	dress: 963 Topsy Ln., Ste 306-194
City: Carson City City	
	tte: Nevada Zip: 89705
State. 1404dd 21p. 30100	
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	1
Print Name: (1) ford Ray E	Escrow #_ N/A
Address: 1603 Esmeralda Due.	
City: Minden State: NV Zip: 89423	
(AS'A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)	