DOUGLAS COUNTY, NV

RPTT:\$46.80 Rec:\$20.00 Total:\$66.80

04/27/2016 11:12 AM

2016-879964

RO ANDERSON ENG

Pas=8

APN: 1219-09-002-005 & 1219-10-002-062

R.P.T.T.

ORDER NO. 072015-TEA

Mail tax statements same as below

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

RO Anderson Attn: Corv Kleine 1603 Esmeralda Avenue 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: Michael Pegram, a married man as his sole and separate property, as Grantor in consideration of \$10.00, the receipt of which is hereby acknowleged, does herby Grant, Bargain Sell and Convey to Jeffrey S. Wass and Jodi Paige Wass, Trustees of the Jeff and Jodi Wass Family Trust (J.S.W.S.-Sp) dated February 5, 2008 as to an undivided 58% interest and Michael R. McAllister, Trustee of the Michael McAllister 2000 Trust Agreement dated March 29, 2000, as to an undivided 42% interest, as Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

ATTACHED HERETO AND MADE A PART HEREOF

SEE EXHIBIT "A" Transferred from adjusted Parcel A to Adjusted Parcel B

SEE EXHIBIT "B" Adjusted Parcel A, as new legal description

SEE EXHIBIT "C" Adjusted Parcel B, as new legal description

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.

Michael Pegram

STATE OF NEVADA)

)ss.

COUNTY OF DOUGLAS)

This instrument was acknowleged before me on

By, Michael Pegram

Signature

EILEEN KNOX

Notary Public - State of Nevada Appointment Recorded in Douglas County

No: 96-2355-5 - Expires May 1, 2016

DESCRIPTION TRANSFERRED FROM ADJUSTED PARCEL A TO ADJUSTED PARCEL B (FROM A.P.N. 1219-09-002-005 TO 1219-10-002-062)

A parcel of land located within a portion of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the southernmost point of Parcel "B" Remainder as shown on the Final Map for Sierra Country Estates, Phase 2 filed for record January 27, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 485130;

thence North 32°06'44" West, 33.02 feet to a point on the easterly line of an existing 24' private access & public utility easement per Grant Bargain and Sale Deed, filed for record January 26, 2000 in said office of Recorder in Book 100 at Page 3969, the POINT OF BEGINNING:

thence along said 24' private access & public utility easement the following courses:

Along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 33.00 feet, central angle of 85°41'32", arc length of 49.36 feet and chord bearing and distance of North 82°26'11" West, 44.88 feet;

Along the arc of a compound curve to the right, having a radius of 113.00 feet, central angle of 13°18'45" and arc length of 26.26 feet;

North 26°17'11" West, 85.59 feet;

Along the arc of a curve to the left, having a radius of 287.00 feet, central angle of 43°52'41" and arc length of 219.79 feet;

North 70°09'51" West. 89.74 feet:

Along the arc of a curve to the right, having a radius of 288.00 feet, central angle of 19°42'10" and arc length of 99.04 feet;

North 50°27'44" West, 87.24 feet;

Along the arc of a curve to the right, having a radius of 622.35 feet, central angle of 01°12'01" and arc length of 13.04 feet;

thence leaving said 24' private access & public utility easement, North 37°00'09" East, 15.73 feet;

thence South 72°39'45" East, 314.38 feet;

thence South 32°06'44" East, 365.50 feet to the POINT OF BEGINNING, containing 31,549 square-feet or 0.72 acres, more or less.

The Basis of Bearing of this description is North 89°52'33" West, the north line of the Southwest one-quarter (SW1/4) of Section 10, T.12N., R.19E, M.D.M. as shown on The

Record of Survey to Support a Lot Line Adjustment for William R. Tomerlin Trust filed for record April 17, 1995 in said office of Recorder as Document No. 360223.

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

Minden, Nevada 89423



DESCRIPTION ADJUSTED PARCEL A (A.P.N. 1219-09-002-005)

A parcel of land located within a portion of Section 10 and the South one-half of the Southeast one-quarter (S1/2SE1/4) of Section 9, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the southwest corner of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian as shown on the Record of Survey to Support a Lot Line Adjustment for William R. Tomerlin Trust filed for record April 17, 1995 in the office of Recorder, Douglas County, Nevada as Document No. 360223, the POINT OF BEGINNING;

thence along the south line of the Southeast one-quarter of said Section 9, North 89°50'23" West, 2613.77 feet to South one-quarter corner of said Section 9;

thence along the west line of said Southeast one-quarter of Section 9, North 00°14'26" East, 1325.80 feet to the northwest corner of the South one-half of the Southeast one-quarter of said Section 9;

thence along the north line of said South one-half of the Southeast one-quarter of Section 9, South 89°45'47" East, 2612.28 feet to the northeast corner of said South one-half of the Southeast one-quarter of Section 9, a 5/8" rebar and tag PLS 6497 per said Record of Survey:

thence along the east line of said Section 9, South 00°10'33" West, 255.35 feet, thence South 65°27'08" East, 252.44 feet

thence North 78°59'21" East, 97.28 feet;

thence along the arc of curve to the left, non-tangent to the preceding course, having a radius of 39.03 feet, central angle of 49°14'36", arc length of 33.54 feet, and chord bearing and distance of North 06°59'38" East, 32.52 feet;

thence North 14°39'24" West, 87.92 feet;

thence along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 71.80 feet, central angle of 56°20'02", arc length of 70.59 feet, and chord bearing and distance of North 13°24'22" East, 67.78 feet;

thence North 45°28'55" East, 15.97;

thence North 37°00'09" East, 28.04 feet to a point on the easterly line of an existing 24' private access & public utility easement per Grant Bargain and Sale Deed, filed for record January 26, 2000 in said office of Recorder in Book 100 at Page 3969;

thence along said 24' private access & public utility easement the following courses:

Along the arc of a curve to the left, having a radius of 622.35 feet, central angle of 01°12'01", arc length of 13.04 feet and chord bearing and distance of South 49°51'44" East, 13.04 feet;

South 50°27'44" East, 87.24 feet;

Along the arc of a curve to the left, having a radius of 288.00 feet, central angle of 19°42'10" and arc length of 99.04 feet;

South 70°09'51" East, 89.74 feet;

Along the arc of a curve to the right, having a radius of 287.00 feet, central angle of 43°52'41" and arc length of 219.79 feet;

South 26°17'11" East, 85.59 feet;

Along the arc of a curve to the left, having a radius of 113.00 feet, central angle of 13°18'45" and arc length of 26.26 feet;

Along the arc of a compound curve to the left, having a radius of 33.00 feet, central angle of 85°41'32", arc length of 49.36 feet;

thence leaving said 24' private access & public utility easement, South 32°06'44" East, 33.02 feet;

thence South 27°28'12" West, 543.12 feet;

thence South 15°06'11" West, 306.97 feet to a point on the south line of said Section 10;

thence along said south line of Section 10, South 89°56'22" West, 544.97 feet to the POINT OF BEGINNING, containing 96.46 acres, more or less.

The Basis of Bearing of this description is North 89°52'33" West, the north line of the southwest one-quarter (SW1/4) of Section 10, T.12N., R.19E, M.D.M. as shown on The Record of Survey to Support a Lot Line Adjustment for William R. Tomerlin Trust filed for record April 17, 1995 in said office of Recorder as Document No. 360223.

Prepared By: R.O. ANDERSON ENGINEERING, INC.

P.O. Box 2229 Minden, Nevada 89423

DESCRIPTION ADJUSTED PARCEL B (A.P.N. 1219-10-002-062)

Parcel "B" Remainder as shown on the Final Map for Sierra Country Estates, Phase 2 filed for record January 27, 2000 in the office of Recorder, Douglas County, Nevada as Document No. 485130.

TOGETHER WITH:

Remainder Parcel "A" as shown on the Final map for Sierra Country Estates, Phase 1 filed for record March 28, 1996 in said office of Recorder as Document No. 384282.

TOGETHER WITH:

A parcel of land located within a portion of Section 10, Township 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the southernmost point of said Parcel "B" Remainder;

thence North 32°06'44" West, 33.02 feet to a point on the easterly line of an existing 24' private access & public utility easement per Grant Bargain and Sale Deed, filed for record January 26, 2000 in said office of Recorder in Book 100 at Page 3969, the POINT OF BEGINNING;

thence along said 24' private access & public utility easement the following courses:

Along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 33.00 feet, central angle of 85°41'32", arc length of 49.36 feet and chord bearing and distance of North 82°26'11" West, 44.88 feet;

Along the arc of a compound curve to the right, having a radius of 113.00 feet, central angle of 13°18'45" and arc length of 26.26 feet;

North 26°17'11" West, 85.59 feet;

Along the arc of a curve to the left, having a radius of 287.00 feet, central angle of 43°52'41" and arc length of 219.79 feet;

North 70°09'51" West, 89.74 feet;

Along the arc of a curve to the right, having a radius of 288.00 feet, central angle of 19°42'10" and arc length of 99.04 feet;

North 50°27'44" West, 87.24 feet;

Along the arc of a curve to the right, having a radius of 622.35 feet, central angle of 01°12'01" and arc length of 13.04 feet;

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thence leaving said 24' private access & public utility easement, North 37°00'09" East, 15.73 feet;

thence South 72°39'45" East, 314.38 feet; thence South 32°06'44" East, 365.50 feet to the POINT OF BEGINNING,

The above-described parcel contains 69.41 acres, more or less.

The Basis of Bearing of this description is North 89°52'33" West, the north line of the Southwest one-quarter (SW1/4) of Section 10, T.12N., R.19E, M.D.M. as shown on The Record of Survey to Support a Lot Line Adjustment for William R. Tomerlin Trust filed for record April 17, 1995 in said office of Recorder as Document No. 360223.

KLEINE

Prepared By: R.O. ANDERSON ENGINEERING, INC.

P.O. Box 2229

Minden, Nevada 89423

STATE OF NEVADA DECLARATION OF VALUE

1.	Assessors Parcel Number(a) 1219-09-002-005 b) 1219-10-002-062	s)			^	
	c) d)			(
2.	Type of Property:		FOR REC	ORDERS OPTIONAL	USE ONLY	
	a) Vacant Land	b) ☐ Single Fam. Res.	DOCUMENT	Γ/INSTRUMENT #:	1_1_	
	c) Condo/Twnhse	d) ☐ 2-4 Plex	воок_	PAGE	\ \ \	
	e) 🗆 Apt. Bldg	f) Comm'l/Ind'l	DATE OF RI	ECORDING:		
	g) Agricultural i) Other	h) ☐ Mobile Home	NOTES:		4	
3.	Total Value/Sales Price of Property: \$ 12,000					
	Deed in Lieu of Foreclosure Only (value of property)					
	Transfer Tax Value:	_	\$ 112 6	20		
	Real Property Transfer Tax	Due:	\$ 46.8	30		
4.	If Evernation Claimed:					
4 .	If Exemption Claimed: a. Transfer Tax Exemption per NRS 375.090, Section					
	b. Explain Reason f		Decidon	/ /		
	b. Explain Roadon	or Exemption.				
5.	Partial Interest: Percentage	Partial Interest: Percentage being transferred: 100 %				
	The undersigned declares a 375.110, that the information supported by documentation parties agree that disallows result in a penalty of 10% of	on provided is correct to the on if called upon to substar ance of any claimed exemp	he best of thei ntiate the infor ption, or other	r information and belies rmation provided herein determination of additi	f, and can be a. Furthermore, the	
Pur	suant to NRS 375,030, the		/ /		y additional amount	
owe	_ // // 1					
	nature //	2	_Capacity		,	
Sig	nature Ayy	Br.	_Capacity			
/	SELLER (GRANTOR) IN (REQUIRED)	FORMATION	BUYER (GRANTEE) INFORMA	ATION	
Pri	• -	V.	Print Name:	The Jeff and Jodi Was	s Family Trust and	
Nar	\ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	() \		The Michael McAllist	-	
	Iress: PO BOX 5165	7(1)	Address:	1767 SOLITUPE	LANE	
City			City:	GARDNERVILLE		
Sta	te: ARIZONA	Zip: 85076	State:	NEVADA Zip:	89410	
	\ \ \	//				
CO.	MPANY/PERSON REQUE					
D-:-	(required if not the seller or but Name:	yer)				
	li Name. Iress:					
	r/State/Zin·					

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