

APN 1220-16-610-003 (Portion)
APN 1220-16-610-002 (Portion)



KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

Scott Baysden
2721 E. Adams Avenue
Orange, California 92867

After Recordation, Return By Mail To:

Baysden Day Investments, LLC
2721 E. Adams Avenue
Orange, California 92867

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**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: Grantors, Baysden Day Investments, LLC, a California limited liability company, and Duke Partners, LLC, a California limited liability company in consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Grantee, Baysden Day Investments, LLC, a California limited liability company, 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.

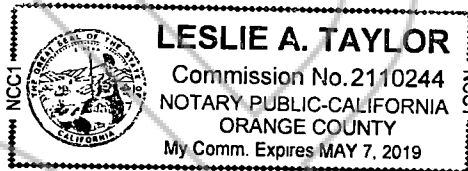
Baysden Day Investments, LLC

By: *Scott Baysden*
Scott Baysden, Managing Member

STATE OF California)
) ss.
COUNTY OF Orange)

This instrument was acknowledged before me on the 30th day of April, 2016, by Scott Baysden as Managing Member of Baysden Day Investments, LLC, a California limited liability Company.

Leslie A. Taylor
Notary Public



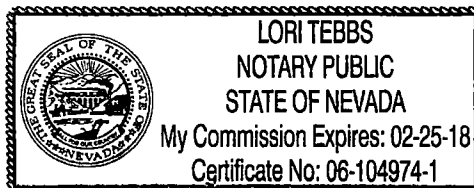
Duke Partners, LLC

By: *Justin Bruni*
Justin Bruni, Managing Member

STATE OF Nevada)
) ss.
COUNTY OF Clark)

This instrument was acknowledged before me on the 12 day of May, 2016, by Justin Bruni as Managing Member of Duke Partners, LLC, a California limited liability company.

Lori Tebbs
Notary Public



A.P.N. 1220-16-610-003 (Portion)
A.P.N. 1220-16-610-002 (Portion)

EXHIBIT "A"

LEGAL DESCRIPTION
(New Lot 440A)

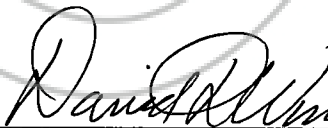
That portion of the South 1/2 of the Northeast 1/4 of Section 16, Township 12 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

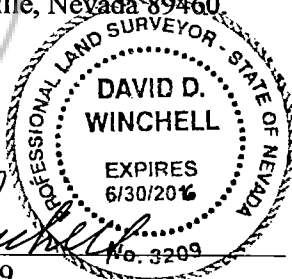
Beginning at the Northeasterly corner of Lot 440 as said lot is shown on the final map of "Subdivision of Lots 91A & B, 92A & B, 93 thru 96, and 221 thru 232, Gardnerville Ranchos Unit 2", recorded in Book 1 of Maps as Document No. 37049, in the Official Records of Douglas County; thence Southerly along the Easterly line of said lot, S. 00° 00' 30" W., 200.00 feet to the Southeasterly corner of said lot; thence Westerly along the Southerly line of said lot N. 89° 59' 30" W., 106.40 feet to the Southwesterly corner of the parcel described herein; thence Northwesterly along the Southwesterly line of said parcel N. 49° 06' 59" W., 110.08 feet; thence N. 14° 09' 43" W., 98.56 feet to a point on the right-of-way line of Starlight Court, said right-of-way line being a curve concave to the Northwest and having a radius of 45.00 feet, a radial line through said point bears S. 43° 56' 26" E.; thence Northeasterly along said curve through a central angle of 46° 03' 04", an arc distance of 36.17 feet to the Northwesterly corner of said Lot 440; thence Easterly along the Northerly line of said lot, S. 89° 59' 30" E., 200.00 feet to the Point of Beginning.

Said Parcel Contains 36,557 square feet (0.84 Acres), more or less.

Note: The Bearing N. 00° 00' 30" E., being the centerline of Starlight Court as shown on the Subdivision of Lots 91A&B, 92A&B, 93 thru 96, and 221 thru 232, Gardnerville Ranchos Unit 2, recorded in Book 1 of Maps as Document No. 37049, Official Records of Douglas County, Nevada, was used as the *Basis of Bearings* for this description.

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address is P. O. Box 6202, Gardnerville, Nevada 89460.


David D. Winchell, PLS 3209



6/08/16
Date

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) APN 1220-16-610-003 (portion)
 b) APN 1220-16-610-002 (portion)
 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 _____

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

3. Total Value/Sales Price of Property: \$ 7500
 Deed in Lieu of Foreclosure Only (value of property) (N/A)
 Transfer Tax Value: \$ ~~30.80~~ 29.25
 Real Property Transfer Tax Due: \$ -0-

(Lot line adjustment)

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 15.05 %

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 Scott Baysden Capacity Managing Member
Scott Baysden

Signature Justin Bruni Capacity Managing Member
Justin Bruni

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Baysden Day
Investments, LLC
2721 E. Adams Ave.
Orange CA 92867

Duke Partners, LLC
2320 Potosi St.
Suite 130
Las Vegas NV89146

Print Name: Baysden Day Investments, LLC
 Address: 2721 E. Adams Ave.
 City: Orange
 State: CA Zip: 92867

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)