

APN: 1320-33-402-080

**RECORDING REQUESTED BY AND  
MAIL TO:**

✓ Town of Gardnerville  
Attn: Tom Dallaire  
1407 Highway 395  
Gardnerville, NV 89410

**MAIL TAX STATEMENTS TO:**

Town of Gardnerville  
Attn: Tom Dallaire  
1407 Highway 395  
Gardnerville, NV 89410

*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.*



KAREN ELLISON, RECORDER E02

**BOUNDARY LINE ADJUSTMENT**

**GRANT, BARGAIN, SALE DEED**

COMES NOW, Village Motel, LLC, a Nevada Limited Liability Company, by and through its Managers, Cheryl Ann Agresti and David P. Agresti ("Grantor"), in consideration of the Town of Gardnerville acquiring 4,094 square feet of Grantor's land for the sum of \$21,000, the receipt of which is hereby acknowledged, does hereby grant, bargain, and sell to the Town of Gardnerville, Nevada ("Grantee"), and to the heirs and assigns of Grantee forever, all that real property situated in the County of Douglas, State of Nevada, described as follows:

**Record of Survey to Support a Boundary Line Adjustment recorded concurrently herewith. Legal description of the resulting land attached hereto as Exhibit A. A depiction of the land acquired by Grantee is attached hereto as Exhibit B.**

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This deed is placed of record for the purpose of facilitating a boundary line adjustment between existing parcels of land, as further depicted and set forth in that certain record of survey in support of a boundary line adjustment for Grantor and Grantee recorded concurrently herewith.

DATED this 18 day of August, 2016.

Village Motel, LLC, by and through its Managers

*Cheryl Ann Agresti*

By: Cheryl Ann Agresti

Its: Manager

*David P. Agresti*

By: David P. Agresti

Its: Manager

**ACKNOWLEDGEMENT**

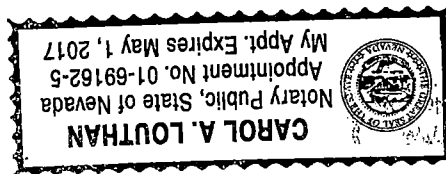
STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On August 18, 2016, before me, the undersigned, a Notarial Officer in and for said County and State, personally appeared Village Motel, LLC by and through its Managers Cheryl Ann Agresti and David P. Agresti, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

*Carol A. Louthan*  
NOTARIAL OFFICER



COPY

**EXHIBIT A**

**DESCRIPTION  
ADJUSTED PARCEL 1  
(A.P.N. 1320-33-402-080)**

A parcel of land located within the southwest one-quarter (SW1/4) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, County of Douglas, State of Nevada, further described as being all of Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for Hellwinkel Exemption, Marital and Survivor's Trust and Robertson Family Exemption Trust filed for record October 31, 2011 in the office of Recorder, Douglas County, Nevada as Document No. 791703 and a portion of Adjusted A.P.N. 25-333-15 as shown on the Record of Survey to Support a Boundary Line Adjustment for The Jeanne B. Dossey Living Trust filed for record December 7, 1993 in the office of Recorder, Douglas County, Nevada as Document No. 324362, more particularly described as follows:

BEGINNING at a point on the north line of Toler Lane, said point also being the southeast corner of said Adjusted Parcel 2;

thence along said north line of Toler Lane, North 89°34'11" West, 23.60 feet;  
thence continuing along said north line of Toler Lane, North 89°35'19" West, 28.00 feet;  
thence leaving said north Line of Toler Lane, North 04°53'13" West, 117.44 feet;  
thence North 15°34'21" West, 41.40 feet;  
thence North 35°29'37" West, 49.07 feet to a point on the north line of said Adjusted

A.P.N. 25-333-15;

thence along said north line North 88°05'19" West, 119.99 feet to a point on the boundary of said Adjusted Parcel 2;

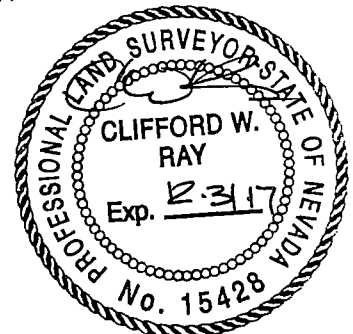
thence along said boundary of Adjusted Parcel 2 the following nine (9) courses:

- (1) North 41°03'36" West, 481.52 feet;
- (2) North 10°16'10" East, 424.54 feet;
- (3) North 10°04'57" East, 108.59 feet;
- (4) North 49°05'07" East, 65.06 feet;
- (5) South 89°26'31" East, 279.20 feet;
- (6) South 05°47'22" West, 279.22 feet;
- (7) South 00°25'49" West, 345.31 feet;
- (8) South 89°34'11" East, 148.92 feet;
- (9) South 00°25'49" West, 504.65 feet to the POINT OF BEGINNING, containing

7.82 acres, more or less.

The basis of bearing for this description is South 41°03'36" East, being the southwesterly line of Adjusted Parcel 2 as shown on the Record of Survey to Support a Boundary Line Adjustment for Hellwinkel Exemption, Marital and Survivor's Trust and Robertson Family Exemption Trust filed for record October 31, 2011 in the office of Recorder, Douglas County, Nevada as Document No. 791703.

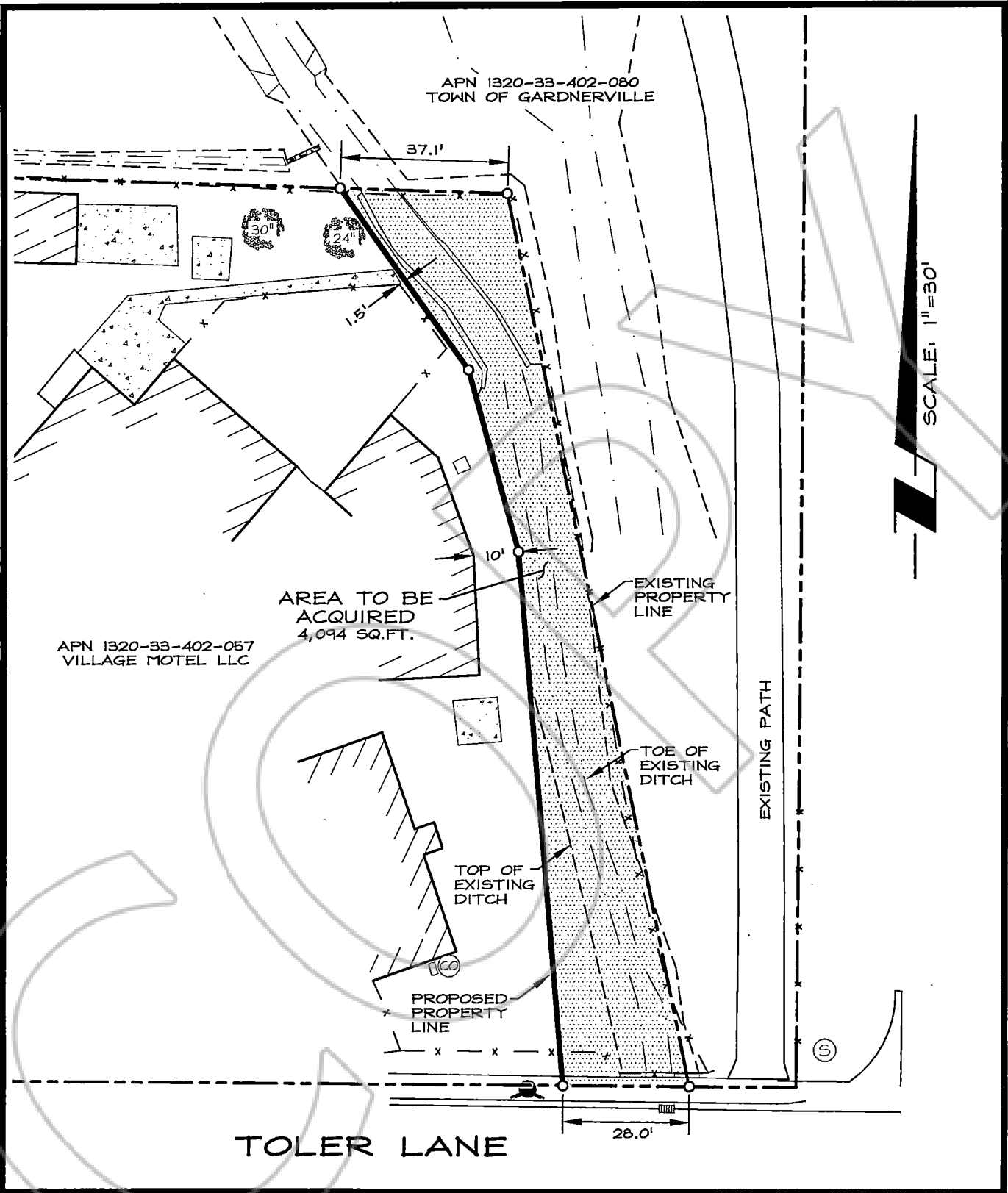
Prepared By: R.O. Anderson Engineering, Inc.  
Clifford W. Ray, P.L.S. 15428  
P.O. Box 2229  
Minden, Nevada 89423



COPY

**EXHIBIT B**

Y:\Client Files\1393\1393-018\CAD\Survey\Final\_Map\1393-018\_BLA.dwg 4/6/2016 11:12:04 AM Bill C. Ray



**RO Anderson**  
WWW.ROANDERSON.COM

NEVADA  
1603 Esmeralda Ave  
P.O. Box 2229  
Minden, NV 89423  
p 775.782.2322  
f 775.782.7084

CALIFORNIA  
595 Tahoe Keys Blvd  
Suite A-2  
South Lake Tahoe, CA 96150  
p 530.600.1660  
f 775.782.7084

**EXHIBIT**  
**PROPOSED ACQUISITION**  
**APN 1320-33-402-037**

1393-018 04/06/2016

1

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1320-33-402-057 PTN  
 b) 1320-33-402-080  
 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: \$ 0  
 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 # 2  
 b. Explain Reason for Exemption: GOVERNMENT ENTY

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 BUYER

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: DAVID AGRESTI  
 Address: 1383 Hwy 395 N  
 City: GARDNERVILLE  
 State: NV Zip: 89423

Print Name: TOM DALLAIRE  
 Address: 1407 Hwy 395 N  
 City: GARDNERVILLE  
 State: NV Zip: 89420

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)