

APN: 1220-17-615-004
R.P.T.T. \$ 392
Mail tax statements same as below



KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Grantee
1126 Kingston Lane
Gardnerville, NV 89460

**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: Victor L. Wilson and Betty Jean Wilson, Trustees of The Victor L. and Betty Jean Wilson Family Trust, Dated February 5, 2001 and Carson Valley Homesites, LLC, a Nevada limited liability company, as Grantor in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Victor L. Wilson and Betty Jean Wilson, Trustees of The Victor L. and Betty Jean Wilson Family Trust, Dated February 5, 2001 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.

The Victor L. and Betty Jean Wilson Family Trust

Carson Valley Homesites, LLC

By: Victor L. Wilson, Trustee

By: Greg Lynn, Managing Member

By: Betty Jean Wilson, Trustee

By: Suzanne Towse, Managing Member

STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on 1/25/2017,
By Victor L Wilson, Betty Jean Wilson, Greg Lynn, Suzanne Towse

Signature Karen Stage
Notary Public



A.P.N. 1220-17-615-004
A.P.N. 1220-17-615-003 (Portion)

EXHIBIT "A"

LEGAL DESCRIPTION


That portion of the South 1/2 of the Northeast 1/4 of Section 17, 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 7 as said lot is shown on that certain "FINAL MAP PD 04-002 FOR GREGORY LYNN & SUZANNE TOWSE, LYNN/TOWSE 1995 TRUST AGREEMENT, RAIN SHADOW RANCH - PHASE 1", which was recorded in Book 0607 at Page 9070 as Document No. 703979, in the Official Records of Douglas County; thence Southerly along the Easterly line of said Lot 7, S. 00° 28' 17" W., 144.00 feet to the Southeasterly corner of said lot; thence Westerly along the Southerly line of said lot N. 89° 22' 50" W., 129.60 feet; thence S. 52° 39' 41" W., 58.53 feet; thence S. 30° 05' 04" W., 13.50 feet to the most Southerly corner of said lot, said corner being on the Northeasterly right-of-way line of Kingston Lane, said right of-way line being a curve concave to the Southwest and having a radius of 108.00 feet, a radial line through said corner bears N. 46° 12' 44" E.; thence Northwesterly along said curve through a central angle of 32° 15' 16" an arc distance of 60.80 feet to the most Westerly corner of said lot, a radial line through said corner bears N. 13° 57' 28" E.; thence Northerly along the Westerly line of said lot, N. 30° 05' 04" E., 57.30 feet; thence N. 00° 35' 43" E., 112.08 feet to the Northwesterly corner of said lot; thence Easterly along the Northerly line of said lot, S. 89° 27' 27" E., 206.12 feet to the Point of Beginning.

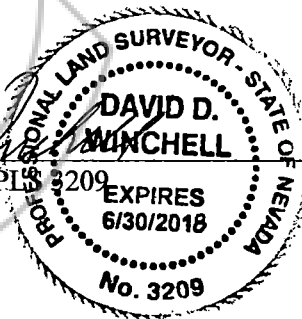
Said Parcel Contains 32,526 square feet (0.75 Acres), more or less.

Note: There will be a Record of Survey recorded to delineate the parcel described above.

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



2/09/17

Date

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-17-615-003 (Portion)
 b) 1220-17-615-004
 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: \$ 1000.00
 Deed in Lieu of Foreclosure Only (value of property) (N/A)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ 3.90

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

5. Partial Interest: Percentage being transferred: 2 %

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 375.090, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Trustee/Grantor/Grantee
 Victor L. Wilson.

Signature [Signature] Capacity Managing Member/Grantor
 Greg Lynn.

SELLER (GRANTOR) INFORMATION (REQUIRED)
 1) The Victor L. and Betty Jean Wilson Family Trust, Dated Feb.5,2001
 2) Carson Valley Homesites, LLC
 Print Name: _____
 Address: 1126 Kingston Ln. 1222 Bobwire Ln.
 City: Gardnerville
 State: Nv. Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 The Victor L. and Betty Jean Wilson Family Trust, Dated Feb.5,2001
 Print Name: _____
 Address: 1126 Kingston Ln.
 City: Gardnerville
 State: Nv. Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)
 Print Name: DAVID D. WINCHELL Escrow # _____
 Address: P.O. BOX 6202
 City: GARDNERVILLE State: NV. Zip: 89460