DOUGLAS COUNTY, NV Rec:\$15.00

Total:\$15.00 **DAVE WINCHELL**  2017-894905

02/17/2017 10:49 AM

Pas=3

APN: 1220-17-615-003

R.P.T.T. \$0

Mail tax statements same as below

KAREN ELLISON, RECORDER

E03

WHEN RECORDED MAIL TO:

Grantee 1222 Bobwire Ln. 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: Carson Valley Homesites, LLC, a Nevada limited liability company, as Grantor in consideration of \$10.00, the receipt of which is hereby acknowleged, does herby Grant, Bargain Sell and Convey to Carson Valley Homesites, LLC, a Nevada limited liability companyas 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.

> Homesites, LLC Carson Vall

By: Greg Lynn, Managing Member

By: Suzanne Towse, Managing Member

STATE OF NEVADA )

COUNTY OF DOUGLAS)

This instrument was acknowleded before me on

Signature



## **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 8 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 8, S. 00° 28' 17" W., 150.00 feet to the Southeasterly corner of said lot; thence Westerly along the Southerly line of said lot N. 89° 22' 50" W., 155.28 feet to the Southwesterly 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 S. 75° 05' 00" E.; thence Northwesterly along said curve through a central angle of 58° 42' 16" an arc distance of 110.66 feet to the most Westerly corner of said lot, a radial line through said corner bears N. 46° 12' 44" E.; thence N. 30° 05' 04" E., 13.50 feet; thence N. 52° 39' 41" E., 58.53 feet to a point on the Northerly line of said lot; thence Easterly along the Northerly line of said lot, S. 89° 22' 50" E., 129.60 feet to the Point of Beginning.

Said Parcel Contains 23,881 square feet (0.55 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 32

EXPIRES

Vo. 3209

Date

STATE OF NEVADA	
DECLARATION OF VALUE  1. Assessor Parcel Number(s)	
a) 1220–17–615–003	^
b)	
c)	\ \
d)	\ \
0 T 0D	\ \
2. Type of Property:	\ \
a) Vacant Land b) Single Fam. 1	Res.
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind'l	DATE OF PEGONDUIG
g) Agricultural h) Mobile Home	NOTES:
i)	
3. Total Value/Sales Price of Property:	\$ 0
Deed in Lieu of Foreclosure Only (value of propert Transfer Tax Value:	y) ( <u>N/A</u> \$ 0
Real Property Transfer Tax Due:	s 0
4. <u>If Exemption Claimed:</u>	
a Transfer Tax Exemption per NRS 375.090	, Section # <u>3</u>
b. Explain Reason for Exemption: Grant Boundary Line Adjustment	tor and Grantee are same entity
5. Partial Interest: Percentage being transferred:	%
	7
The undersigned declares and acknowledges, under	r penalty of perjury, pursuant to NRS 375.060 and NRS
3/3.110, that the information provided is correct to	the best of their information and belief, and can be
supported by documentation if called upon to subst	antiate the information provided herein. Furthermore, the
parties agree that disallowance of any claimed exer	nption, or other determination of additional tax due may
result in a penalty of 10% of the tax due plus intere	st at 1% per month.
Pursuant to NRS 375,039 the Buyer and Seller shall be in	pintly and severally liable for any additional amount owed.
lillas	and severally maste for any additional amount owed.
Signature	Capacity Managing Member
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
	,
Print Name: Carson Valley Homesites, LLC	Print Name: _ Carson Valley Homesites,LLC
Address: 1222 Bobwire Lane City: Gardnerville	Address: 1222 Bobwire Lane
City: Gardnerville State: Nv. Zip: 89460	City: Gardnerville
State. 144. Zip. 83400	State: Nv. Zip: 89460
COMPANY/PERSON REQUESTING RECORDING	
(required if not the seller or buyer)	
Print Name: DAVID D. WINCHEU	Escrow #
Address: P.O.Box 6202	
City: State: State:	Ny. Zip: <b>89460</b> MAY BE RECORDED/MICROFILMED)
(170 KT ODDIC KECOKO TIIIS FORM	INIA L DE RECURDED/MICKUFILMED)