

83

APNs: 1418-10-802-008 and 1418-10-702-006



KAREN ELLISON, RECORDER E01

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

✓ Larry W. Ruvo
8400 S. Jones Boulevard
Las Vegas, Nevada 89139

(Above Space for Recorder's Use Only)

BOUNDARY LINE ADJUSTMENT DEED

COME NOW, **POSTMISTRESS PROPERTIES L.L.C.**, a Nevada limited liability company ("**First Party**"), as owner of the property located in County of Douglas, State of Nevada, being the current Assessor Parcel Number 1418-10-802-008 ("**First Party Property**") and **LAWRENCE W. RUVO LIVING TRUST – 1989** ("**Second Party**"), as the owner of the property located in County of Douglas, State of Nevada, being the current Assessor Parcel Number 1418-10-702-006 ("**Second Party Property**").

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, as owners of adjacent and abutting parcels of land, First Party and Second Party desire to adjust the boundary lines between the First Party Property and Second Party Property pursuant NRS 278.461(5)(c).

NOW THEREFORE, the First Party quitclaims, bargains, sells and conveys to the Second Party the land necessary to effect this boundary line adjustment ("**Transfer Property**") as described on **Exhibit "A"**, attached hereto and incorporated herein by reference, so that the parcel of land owned by the First Party shall be described as the "**First Party Resultant Parcel**" as shown on **Exhibit "B"**, attached hereto and incorporated herein by reference, and the parcel of land owned by the Second Party shall be described as the "**Second Party Resultant Parcel**" as shown on **Exhibit "C"**, attached hereto and incorporated herein by reference.

[signatures are on the following page]

IN WITNESS WHEREOF, the First Party and Second Party do hereby execute this Boundary Line Adjustment Deed on this 3 day of April, 2017.

FIRST PARTY:

POSTMISTRESS PROPERTIES L.L.C.,
a Nevada limited liability company

By:

Larry Ruvo, Manager

SECOND PARTY:

LAWRENCE W. RUVO LIVING TRUST - 1989

By:

Larry Ruvo, Trustee

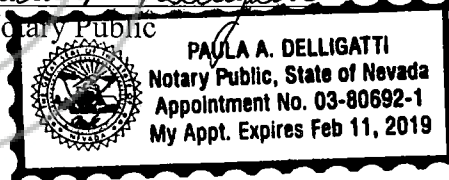
STATE OF NEVADA)

) ss.

COUNTY OF CLARK)

On this 3rd day of April 3, 2017, personally appeared before me, a Notary Public, Larry Ruvo, as Manager of Postmistress Properties L.L.C., personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Paula A. Delligatti
Notary Public



STATE OF NEVADA)

) ss.

COUNTY OF CLARK)

On this 3rd day of April 3, 2017, personally appeared before me, a Notary Public, Larry Ruvo, as Trustee of the Lawrence W. Ruvo Living Trust-1989, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein mentioned.

Paula A. Delligatti
Notary Public

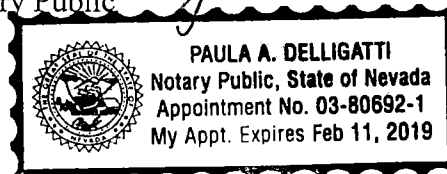


EXHIBIT "A"
Transfer Property

COPY

March 10, 2017
Job No.16177

DESCRIPTION
POST MISTRESS PROPERTIES TO THE LAWRENCE WAYNE RUVO
LIVING TRUST-1989 TRANSFER

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of Parcel 3 as shown on that Record of Survey filed for record on May 6, 1986 as document number 134421, more particularly described as follows;

Beginning at a point on the westerly line of said Parcel 3, said point being on the Low-water Line of Lake Tahoe and bearing North 42°44'30" West 1966.32 feet from the Southeast corner of Section 10, Township 14 North, Range 18 East, M.D.M.,

thence along the approximate Low-water Line of Lake Tahoe, as shown on that Record of Survey filed for record on June 2, 1983 as Document Number 81145, being an elevation of 6223.0 feet, Lake Tahoe Datum, the following 2 courses:

North 10°19'07" East 12.67 feet
North 14°11'58" West 50.56 feet

thence North 89°02'29" East 103.16 feet;
thence South 69°51'30" East 38.62 feet;
thence South 01°52'40" West 13.54 feet;
thence South 45°03'45" East 15.37 feet;
thence North 89°29'15" East 47.28 feet;
thence South 01°52'40" West 22.84 feet;
thence South 89°02'29" West 186.26 feet to the Point of Beginning.

Containing 9,270 square feet, more or less.

The Basis of Bearing for this description is that Record of Survey filed for record as document number 832017, being the bearing N 45°03'45" W.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449

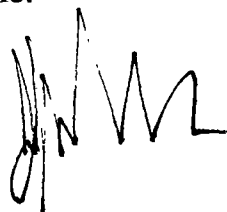
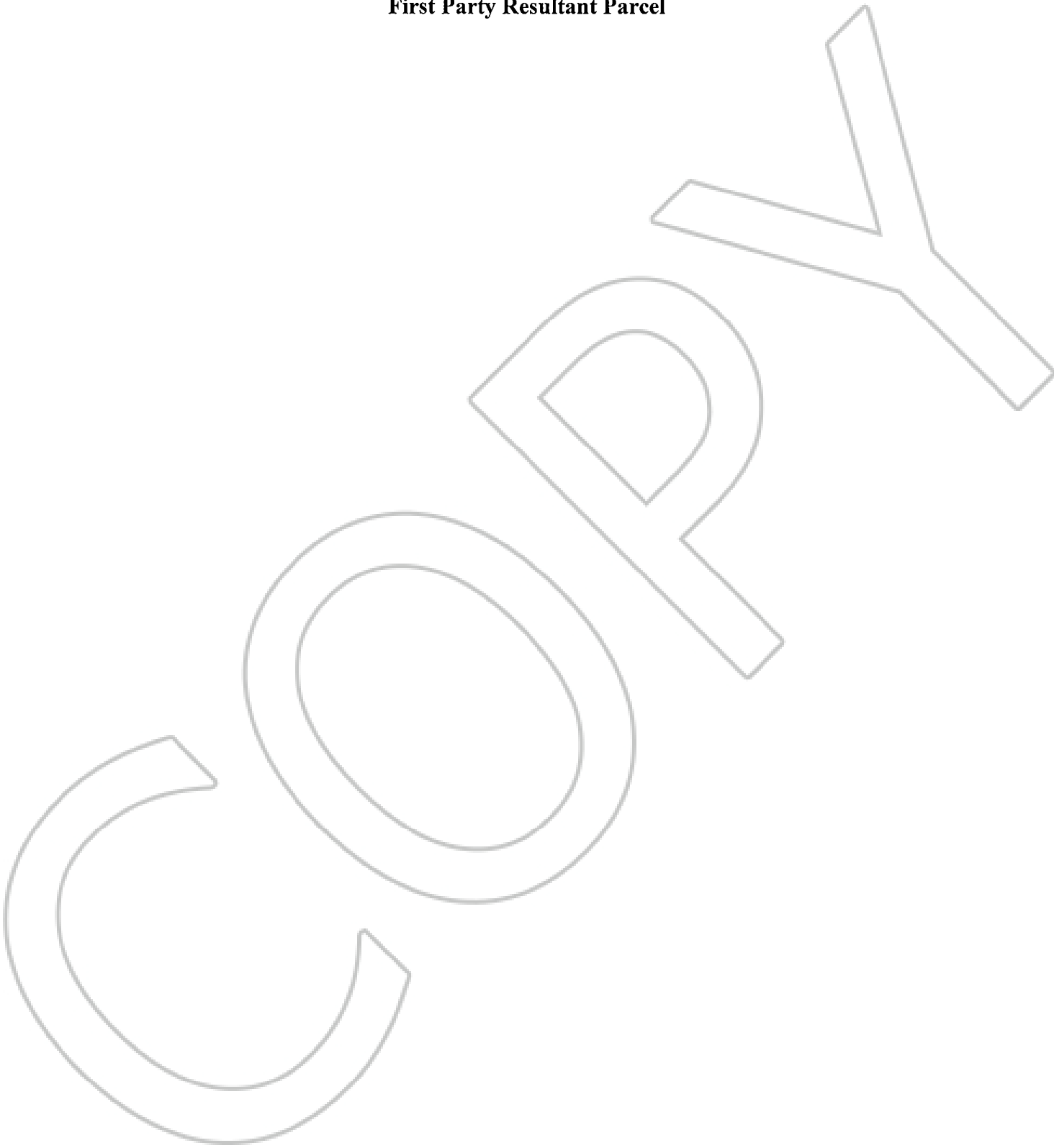


EXHIBIT "B"
First Party Resultant Parcel



March 10, 2017
Job No.16177

DESCRIPTION
POST MISTRESS PROPERTIES, LLC RESULTANT

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of the Parcel 1 and Parcel 2 per that Quit Claim Deed, recorded February 13, 1997 as document number 0406621, more particularly described as follows;

Beginning at the Southwest corner of said Parcel 1,

thence along the approximate Low-water Line of Lake Tahoe, as shown on that Record of Survey filed for record on June 2, 1983 as Document Number 81145, being an elevation of 6223.0 feet, Lake Tahoe Datum, the following 3 courses:

North 47°23'19" East 64.65 feet;
North 42°05'47" East 43.37 feet;
North 13°59'49" East 54.84 feet;

thence North 88°49'10" East 294.84 feet;
thence North 22°08'08" East 36.33 feet;
thence North 53°33'38" East 50.41 feet;
thence South 68°02'08" East 80.88 feet;
thence North 01°27'45" East 38.96 feet;
thence South 34°36'48" East 59.46 feet;
thence South 01°25'48" West 355.38 feet;
thence South 00°54'34" East 57.38 feet;
thence South 89°07'18" East 197.05 feet;
thence South 35°11'09" East 274.88 feet;
thence South 00°11'51" West 72.18 feet;
thence South 17°15'14" West 239.32 feet;
thence South 35°50'20" West 84.21 feet;
thence South 88°12'32" West 377.23 feet;
thence North 01°37'27" West 114.19 feet;
thence South 87°26'44" West 39.17 feet;
thence North 00°19'50" East 174.25 feet;
thence South 89°03'08" West 267.38 feet;
thence South 25°02'08" West 108.51 feet;

thence along a curve concave to the East, having a radius of 587.50 feet, a central angle of 09°02'28" and an arc length of 92.71 feet, the chord of said curve bears South 20°30'54" West 92.61 feet;

thence South 15°59'39" West 112.39 feet;

thence along a curve concave to the West, having a radius of 612.50 feet, a central angle of 04°30'33" and an arc length of 48.20 feet, the chord of said curve bears South 18°14'56" West 48.19 feet;

thence South 20°30'13" West 194.21 feet;

thence North 67°46'52" West 70.74 feet;

thence North 20°34'34" East 143.93 feet;

thence South 50°25'58" East 54.35 feet;

thence North 20°34'34" East 484.87 feet;

thence North 89°02'17" East 389.76 feet;

thence North 43°11'06" East 45.58 feet;

thence North 00°58'43" West 32.49 feet;

thence North 03°11'54" West 155.61 feet;

thence North 01°07'55" West 96.22 feet;

thence South 89°02'29" West 311.44 feet;

thence North 01°52'40" East 137.77 feet;

thence North 89°29'15" East 35.00 feet;

thence North 00°30'45" West 15.00 feet;

thence North 88°49'10" East 276.01 feet;

thence North 01°28'07" East 53.45 feet;

thence North 88°49'10" East 10.00 feet;

thence North 00°37'16" West 52.60 feet;

thence along a non-tangent curve concave to the West, having a radius of 210.00 feet, a central angle of 24°52'36" and an arc length of 91.18 feet; the chord of said curve bears North 17°53'39" West 90.46 feet;

thence North 28°17'48" East 10.99 feet;

thence North 61°42'25" West 70.31 feet;

thence South 28°17'48" West 44.21 feet,

thence South 61°42'25" East 70.31 feet;

thence North 28°17'48" East 9.31 feet;

thence along a non-tangent curve concave to the West, having a radius of 190.00 feet, a central angle of 20°52'24" and an arc length of 69.22 feet, the chord of said curve bears South 16°08'27" East 68.84 feet;

thence South 00°37'16" East 51.93 feet;

thence South 88°49'10" West 500.00 feet to the Point of Beginning.

EXCEPTION NO. 1:

All that portion of the Southeast quarter of Section 10, Township 14 North, Range 18 East, M.D.B. & M., that is described as Parcels A, B and C, as shown on Parcel Map for GLENBROOK PROPERTIES/GLENBROOK INN, filed in the office of the County Recorder of Douglas County, Nevada, on June 25, 1980, as File No. 45690.

EXCEPTION NO. 2:

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that certain parcel of land located in the Southeast one quarter (1/4) of Section 10, Township 14 North, Range 18 East, Mount Diablo Base and Meridian in the County of Douglas, State of Nevada; and being more particularly described as follows:

Beginning at the Southwesterly corner of Parcel "C" as shown and so designated on the Parcel Map for Glenbrook Properties, filed in the Official Douglas County Records on the 25th of June, 1980, as Document No. 45690; thence North $88^{\circ}49'10''$ East 57.00 feet; thence South $01^{\circ}10'50''$ East 40.17 feet; thence South $88^{\circ}49'10''$ West 57.00 feet; thence North $01^{\circ}10'50''$ West 40.17 feet to the point of beginning. Said parcel being further designated as Adjusted Parcel "D", as shown on Record of Survey filed in the office of the Recorder of Douglas County, Nevada, on June 2, 1983, as File No. 81145.

Containing 8.986 acres, more or less.

The Basis of Bearing for this description is that Record of Survey filed for record as document number 832017, being the bearing N $45^{\circ}03'45''$ W.

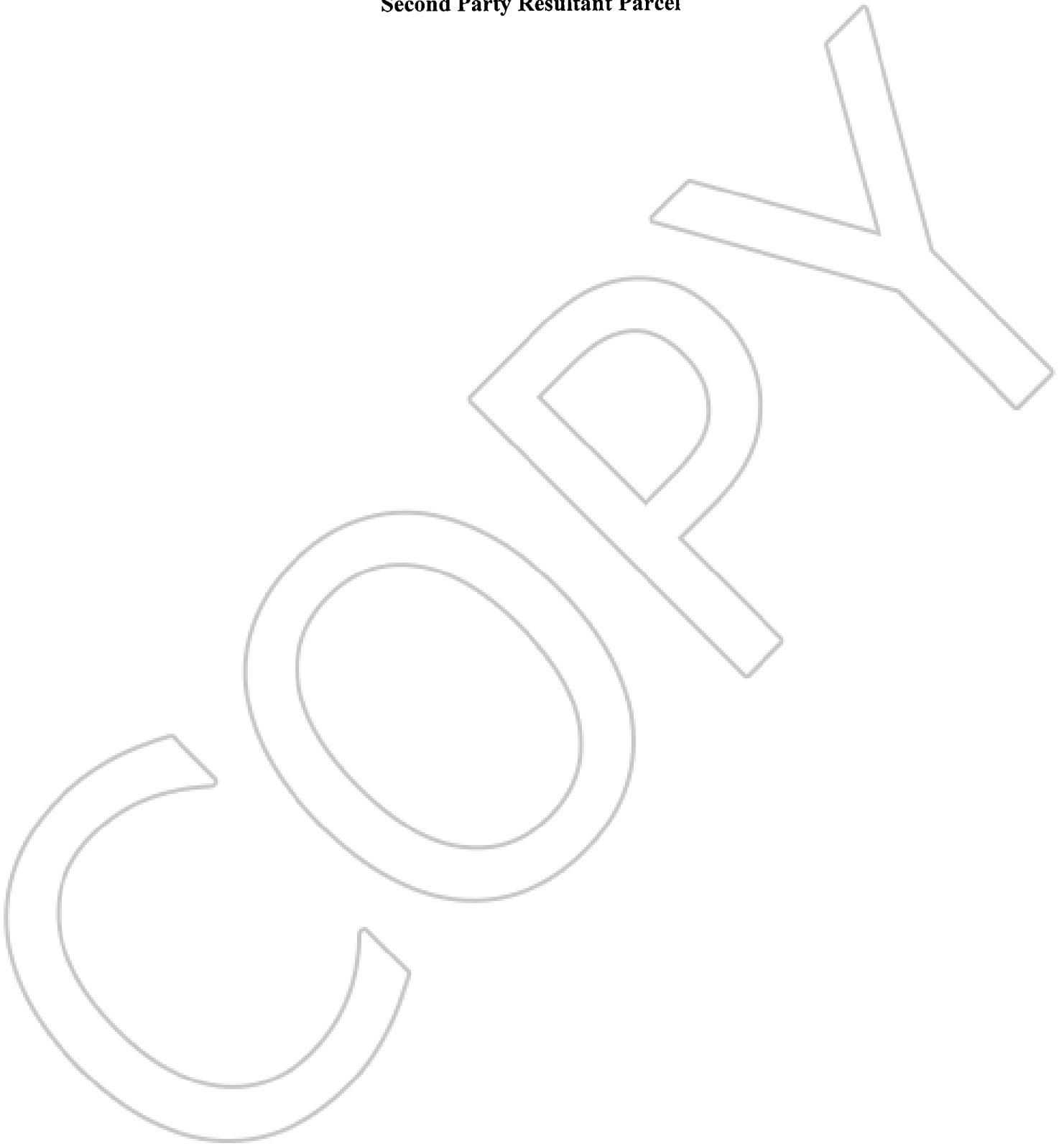
Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



[Handwritten signature]

EXHIBIT "C"
Second Party Resultant Parcel



March 10, 2017
Job No.16177

DESCRIPTION

The Lawrence Wayne Ruvo Living Trust-1989 RESULTANT

All that real property situate in the County of Douglas, State of Nevada, described as follows:

Being a portion of the Parcel 3 as shown on that Record of Survey filed for record on May 6, 1986 as document number 134421, more particularly described as follows;

Beginning at a point on the westerly line of said Parcel 3, said point being on the Low-water Line of Lake Tahoe and bearing North 42°44'30" West 1966.32 feet from the Southeast corner of Section 10, Township 14 North, Range 18 East, M.D.M.,

thence along the approximate Low-water Line of Lake Tahoe, as shown on the Record of Survey filed for record on June 2, 1983 as Document Number 81145, being an elevation of 6223.0 feet, Lake Tahoe Datum, the following 5 courses:

North 10°19'07" East 12.67 feet
North 14°11'58" West 50.56 feet
North 52°24'07" West 53.10 feet
North 37°19'27" West 47.71 feet
North 49°37'18" East 10.23 feet

thence North 89°29'15" East 192.10 feet;
thence North 26°03'09" East 4.47 feet;
thence North 89°29'15" East 38.00 feet;
thence South 27°04'39" East 4.47 feet;
thence North 89°29'15" East 30.00 feet;
thence South 01°52'40" West 137.77 feet;
thence South 89°02'29" West 186.26 feet to the Point of Beginning.

Containing 30,497 square feet, more or less.

The Basis of Bearing for this description is that Record of Survey filed for record as document number 832017, being the bearing N 45°03'45" W.

Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.
Land Surveying
P.O. Box 5067
Stateline, NV 89449



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1418-10-802-008
 - b) 1418-10-702-006
 - 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 Multi Fam. Res.

| FOR RECORDERS OPTIONAL USE ONLY | |
|--|------------|
| BOOK _____ | PAGE _____ |
| DATE OF RECORDING: _____ | |
| NOTES: <u>LLC Op. Agmt w/ Assmt of Interest & Trust Papers</u> | |

- 3. Total Value/Sales Price of Property:
 - 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 # 1
 - b. Explain Reason for Exemption: Transfer of land area from Postmistress Properties LLC to Ruvo Living Trust - 1989. Both of these entities are 100% controlled by Lawrence Ruvo.

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 _____ Representative _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Postmistress Properties LLC
 Address: 8400 South Jones Blvd.
 City: Las Vegas
 State: NV Zip: 89139

Print Name: Ruvo Living Trust - 1989
 Address: 8400 South Jones Blvd.
 City: Las Vegas
 State: NV Zip: 89139

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Karin Hoida / Basin Strategies Escrow # _____
 Address: 1046 Lucerne Way
 City: Incline Village State: NV Zip: 89451

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