

DOUGLAS COUNTY, NV

2017-899067

RPTT:\$0.00 Rec:\$27.00

05/24/2017 03:17 PM

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TICOR TITLE - CARSON

KAREN ELLISON, RECORDER

E03

APN: 1419-00-002-028
1419-00-001-033

FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT:

BOUNDARY LINE ADJUSTMENT AGREEMENT AND QUITCLAIM DEED

***Document No. 2017-897836 is being re-recorded to correct the legal description

WHEN RECORDED MAIL TO:

John J. Ascuaga, Co-Trustee
150 Jacks Valley Ranch Road
Carson City, Nevada 89705

95

Recordation requested by:
Ticor Title of Nevada, Inc.



KAREN ELLISON, RECORDER E03

After recordation return Deed and mail future property tax statements to the following address of Grantee:

John J. Ascuaga, Co-Trustee
150 Jacks Valley Ranch Road
Carson City, Nevada 89705

The undersigned hereby affirms that this document submitted for recording does not contain the personal information of any person or persons per N.R.S. 239B.030.

BOUNDARY LINE ADJUSTMENT AGREEMENT AND QUITCLAIM DEED

This Agreement is entered into by John J. Ascuaga and Rose L. Ascuaga, as Co-Trustees of The John J. Ascuaga Family Trust Agreement (as Restated) dated December 14, 2005 ("Ascuaga") to effect a boundary line adjustment.

RECITALS

- A. Ascuaga is the owner of the real property located and described in Exhibit A ("Parcel 1") attached hereto and incorporated herein by this reference.
- B. Ascuaga is the owner of the real property located and described in Exhibit B ("Parcel 2") attached hereto and incorporated herein by this reference.
- C. Parcel 1 adjoins and abuts Parcel 2. Parcel 1 and Parcel 2 are hereafter collectively referred to as the "Property."
- D. Ascuaga desires to establish new boundary lines between Parcel 1 and Parcel 2 as more particularly described herein and establish a reciprocal easement on the Property.

Based upon the forgoing Ascuaga agrees as follows:

AGREEMENT

I

BOUNDARY LINE ADJUSTMENTS AND CONVEYANCES

Ascuaga hereby agrees that the new boundary lines for Parcel 1 shall be as set forth as Adjusted Parcel 1 attached hereto as Exhibit C ("Adjusted Parcel 1") and incorporated herein by reference; and the new boundary lines for Parcel 2 shall be as set forth as Adjusted Parcel 2

attached hereto as Exhibit D (“Adjusted Parcel 2”) and incorporated herein by reference. For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Ascuaga hereby quitclaims all of their right, title and interest in such portions of the Property to Ascuaga as necessary to establish and create the newly configured Adjusted Parcel 1 and Adjusted Parcel 2. The legal description of the newly created parcels resulting from this boundary line adjustment are more particularly described on Exhibit C, with respect to the Adjusted Parcel 1, and Exhibit D, with respect to Adjusted Parcel 2.

II

GRANT RECIPROCAL ROADWAY AND UTILITY EASEMENTS

Ascuaga, as the owner of Adjusted Parcel 1 and Adjusted Parcel 2 hereby grants Ascuaga, for the benefit of Adjusted Parcel 1 and Adjusted Parcel 2, reciprocal roadway and public utility easements, as identified on Exhibit E attached hereto and incorporated herein by this reference (“Easement Area”) for the perpetual right to enter on and under the above-described Easement Area to locate, establish, construct, install, enlarge, excavate, remove, repair, maintain, operate, and use the roadway and utility easements, together with any works or appurtenances necessary or incidental thereto, over, through, under, and across the above-described easement, together with the right to excavate and fill ditches and trenches for the location of said facilities and appurtenances thereto, and the right to remove trees, brush, undergrowth, and any other obstructions interfering with the location, construction, maintenance, and use of said Roadway and Other Facilities. The benefits and burdens of the reciprocal easements granted hereby shall run with Adjusted Parcel 1 and Adjusted Parcel 2. The reciprocal easements shall be appurtenant to each parcel and be for the benefit and detriment of the owners of each parcel, and their respective personal representatives, heirs, successors, and assigns with respect to said parcels. The owners of Adjusted Parcel 1 and Adjusted Parcel 2 may further define the rights, obligations and terms of this easement in a separate Reciprocal Easement Agreement to be recorded in the Official Records of Douglas County, Nevada.

III

BINDING EFFECT AND NONSEVERABILITY

The obligations of the parties under this Agreement shall be considered covenants which run with Adjusted Parcel 1 and Adjusted Parcel 2 and which are binding upon and which shall inure to the benefit and detriment of the owners of said parcels and their respective personal representatives, heirs, successors, and assigns. The rights of the respective parties under this Agreement shall be appurtenant to the ownership of Adjusted Parcel 1 and Adjusted Parcel 2 and may not be severed from the ownership of said parcels.

IV

MISCELLANEOUS

- A. Choice Of Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Nevada as in effect from time to time.
- B. Entire Agreement. This Agreement constitutes the entire agreement with respect to its subject matter.

Dated this 6 day of April, 2017.

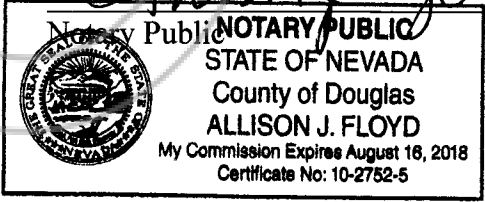
The John J. Ascuaga Family Trust Agreement (as Restated) dated December 14, 2005

By John J. Ascuaga
John J. Ascuaga, Trustee

By Rose L. Ascuaga
Rose L. Ascuaga, Trustee

STATE OF NEVADA)
 : ss.
COUNTY OF ~~WASHOE~~)
 DOUGLAS }

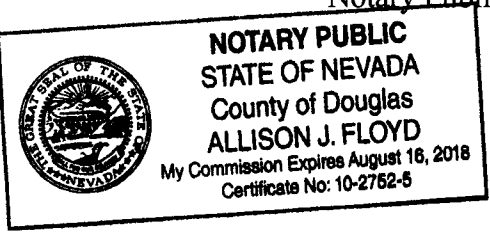
This Reciprocal Easement Agreement was acknowledged before me on April 6, 2017, by John J. Ascuaga as Trustee of The John J. Ascuaga Family Trust Agreement (as Restated) dated December 14, 2005.

Allison J. Floyd


STATE OF NEVADA)
 : ss.
COUNTY OF ~~WASHOE~~)
 DOUGLAS }

This Reciprocal Easement Agreement was acknowledged before me on April 6, 2017, by Rose L. Ascuaga as Trustee of The John J. Ascuaga Family Trust Agreement (as Restated) dated December 14, 2005.

Allison J. Floyd
Notary Public



COPY

Handwritten text, possibly a signature or date, located in the center of the page.

EXHIBIT A

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

PARCEL 1

The Northwest ¼ of the Northwest ¼ of Section 22, Township 14 North, Range 10 East, M.D.B.&M.

Note: Legal description previously contained in Document No. 2014-851341, recorded October 20, 2014, Official Records of Douglas County, State of Nevada.

Assessor's Parcel No. 1419-00-⁰⁰²~~001~~-028

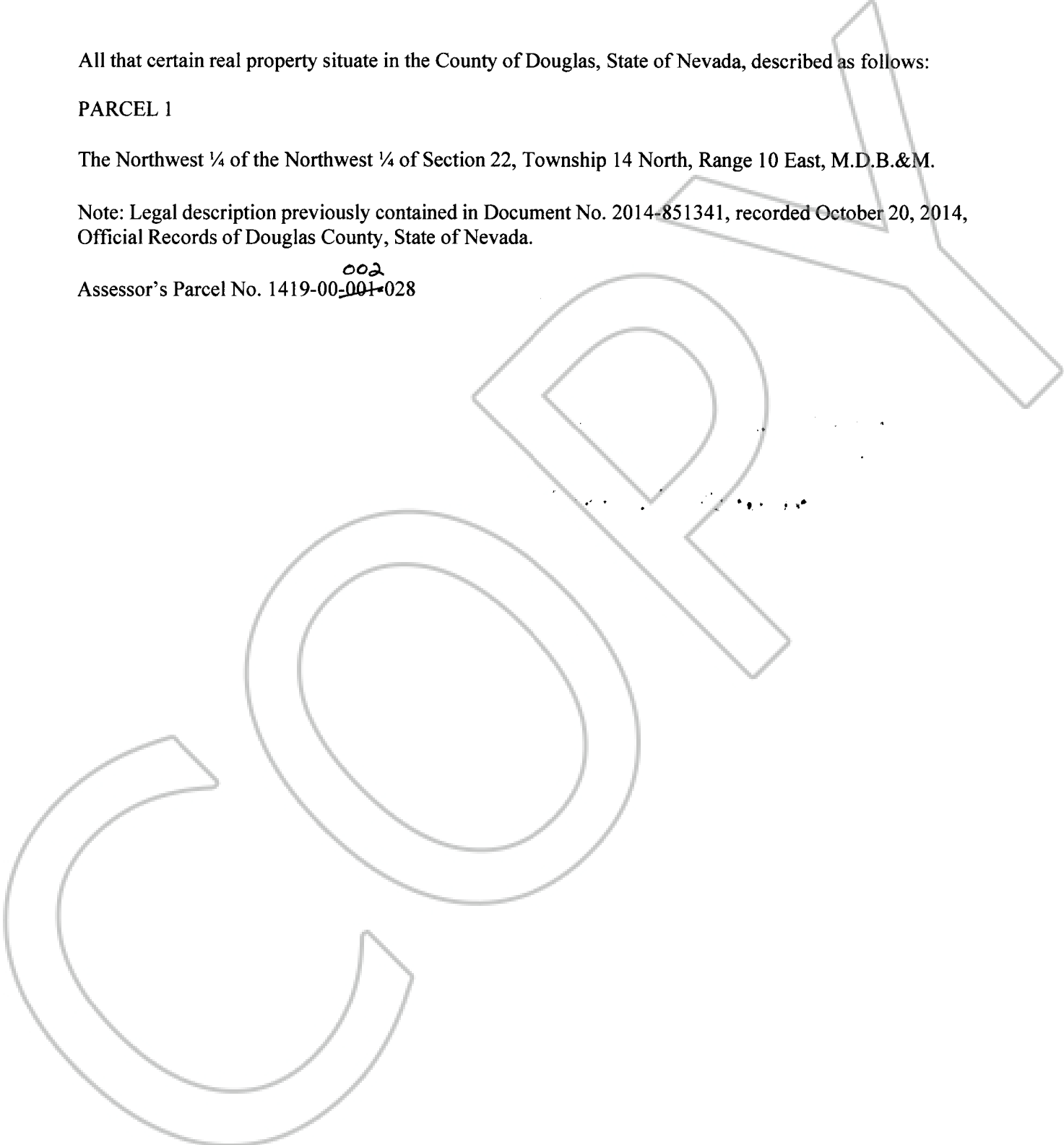


EXHIBIT B

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

PARCEL 2

Township 14 North, Range 19 East, M.D.&M.

SECTION 9: The South half of the Southeast quarter.

EXCEPTING THEREFROM the following described parcel of land:

A portion of the Southeast quarter of said Section 9 which is described as follows:

Commencing at the corner common to Sections 9, 10, 15 and 16 in said Township and Range; thence Northerly along the line common to Sections 9 and 10 a distance of 340.00 feet to an iron bar on the Section line; the True Point of Beginning; thence Westerly, normal to said Section line, 217.80 feet; thence Northerly along a line parallel to said Section line 200.00 feet; thence Easterly along a line normal to said Section line, 217.80 feet to said Section line; thence Southerly along said Section line 200.00 feet to the True Point of Beginning.

SECTION 14: All land lying West of Jacks Valley Road in the South half of the Northwest quarter and the Southwest quarter.

SECTION 15: The West half; the East half, EXCEPTING THEREFROM all land lying North of the following described line:

Commencing at the one-quarter common to Sections 10 and 15; thence South $0^{\circ}08'$ West along the fence line a distance of 3152.00 feet to a fence corner; the Point of Beginning; thence North $71^{\circ}09'$ East along the fence line 2796.49 feet to a point on the West line of Section 14, the Point of Ending.

SECTION 16: The East half.

SECTION 21; The Northeast quarter of the Northeast quarter.

SECTION 22: The Northeast quarter of the Northwest quarter; the North half of the Northeast quarter.

SECTION 23: All land lying West of Jacks Valley Road in the North half of the Northwest quarter.

TOGETHER WITH a non-exclusive easement for roadway purposes as conveyed to Lawrence B. Grant by Deed recorded April 17, 1969, in Book 66, Page 66, Document No. 44186, Official Records.

Said easement was assigned of record to John J. Ascuaga, et ux, by Assignment recorded April 17, 1969, in Book 66, Page 76, Official Records.

Note: Legal description previously contained in Document No. 0742515, recorded May 4, 2009, Official Records of Douglas County, State of Nevada. Assessor's Parcel No. 1419-00-001-033

**DESCRIPTION
ADJUSTED PARCEL 1
(Current A.P.N. 1419-00-002-028)
The John. J. Ascuaga Family Trust Agreement**

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

A parcel of land lying within Sections 15 & 16, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

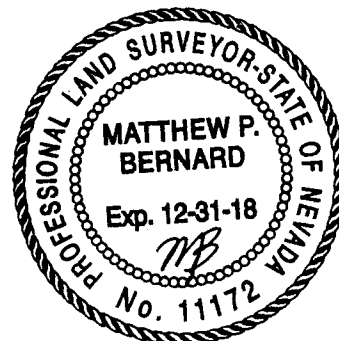
BEGINNING at the northwest corner of said Section 15, a found 2" iron pipe at a fence corner;

thence along the north line of said Section 15, along an existing fence, North 89°27'44" East, 238.71 feet;
thence South 00°32'16" East, 579.61 feet;
thence South 89°27'44" West, 243.53 feet;
thence South 00°03'39" East, 877.60 feet;
thence South 73°53'16" West, 397.71 feet;
thence South 63°36'53" West, 461.23 feet;
thence North 00°46'21" West, 1,760.13 feet to a point on the north line of said Section 16;

thence along said north line of Section 16, North 89°06'58" East, 817.55 feet to the POINT OF BEGINNING containing 32.66 acres, more or less.

The Basis of Bearing for this description is the north line of the northeast one-quarter of Section 16, North 89°06'58" East, as shown on the Amended Plat of Map of Division into Large Parcels for the Estate of Harry R. Schneider filed for record May 9, 2002 as Document No. 541853.

Prepared By: Matthew P. Bernard, P.L.S. 11172
R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



4-6-17

**DESCRIPTION
ADJUSTED PARCEL 2
(Current A.P.N. 1419-00-001-033)
The John. J. Ascuaga Family Trust Agreement**

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

A parcel of land lying within Sections 9, 14, 15, 16, 21, 22, & 23, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the northwest corner of said Section 15, a found 2" iron pipe at a fence corner;

thence along the north line of said Section 15, along an existing fence, North 89°27'44" East, 2,660.07 feet to an existing fence corner;

thence continuing along an existing fence, South 00°07'27" West, 3,152.46 feet to an existing fence corner;

thence continuing along an existing fence, North 71°05'54" East, 2,831.45 feet to an existing fence corner;

thence continuing along an existing fence, North 00°39'24" West, 936.76 feet to an existing fence corner;

thence along a line coincident with the southerly line of Alpine View Estates No. 3 filed for record April 16, 1973 as Document No. 65319 and its westerly extension thereof, North 89°25'44" East, 1,664.47 feet to a point on the westerly line of an 80-foot wide (80') Jack's Valley Road;

thence along said westerly line of Jack's Valley Road the following courses:

South 15°55'37" West, 1,367.16 feet;

Along the arc of a curve to the left, having a radius of 3,540.00 feet, central angle of 18°26'07" and arc length of 1,139.01 feet;

South 02°30'30" East, 1,537.61 feet;

Along the arc of a curve to the right, having a radius of 4,960.00 feet, central angle of 04°33'09" and arc length of 394.10 feet;

South 02°02'39" West, 919.70 feet to a point on the south line of the northwest one-quarter of the northwest one-quarter (NW1/4NW1/4) of said Section 23;

thence along said south line, South 89°45'55" West, 1,212.55 feet;

thence along the south line of the north one-half of the northeast one-quarter (N1/2NE1/4) of said Section 22, South 89°10'47" West, 2,652.36 feet;

thence along the south line of the north one-half of the northwest one-quarter (N1/2NW1/4) of said Section 22, South 89°10'47" West, 2,643.70 feet;

EXHIBIT 'D'

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thence along the south line of the northeast one-quarter of the northeast one-quarter (NE1/4NE1/4) of said Section 21, South 89°25'58" West, 1,304.23 feet to the southwest corner of said NE1/4NE1/4;

thence along the west line of said NE1/4NE1/4, North 00°04'08" West, 1,320.70 feet to the northwest corner of said NE1/4NE1/4;

thence along the north line of the northeast one-quarter (NE1/4) of said Section 21, South 89°15'38" West, 1,305.74 feet to the north one-quarter (N1/4) corner of said Section 21; 58

thence along the center section line of said Section 16, North 00°01'18" West, 5,296.72 feet to the north one-quarter (N1/4) corner of said Section 16;

thence along the center section line of said Section 9, North 00°04'52" West, 1,304.72 feet to a found 5/8" rebar and plastic cap, PLS 6497;

thence North 89°04'16" East, 2,615.01 feet to a point on the east line of said Section 9, a found 5/8" rebar and plastic cap, PLS 8659;

thence along said east line of Section 9, South 00°14'03" West, 766.89 feet;

thence North 89°45'57" West, 217.80 feet;

thence South 00°14'03" West, 200.00 feet;

thence South 89°45'57" East, 217.80 feet to a point on said east line of Section 9;

thence along said east line of Section 9, South 00°14'03" West, 340.00 feet to the POINT OF BEGINNING.

EXCEPTING THEREFROM a parcel of land lying within Sections 15 & 16, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the northwest corner of said Section 15, a found 2" iron pipe at a fence corner;

thence along the north line of said Section 15, along an existing fence, North 89°27'44" East, 238.71 feet;

thence South 00°32'16" East, 579.61 feet;

thence South 89°27'44" West, 243.53 feet;

thence South 00°03'39" East, 877.60 feet;

thence South 73°53'16" West, 397.71 feet;

thence South 63°36'53" West, 461.23 feet;

thence North 00°46'21" West, 1,760.13 feet to a point on the north line of said Section 16;

thence along said north line of Section 16, North 89°06'58" East, 817.55 feet to the POINT OF BEGINNING.

The **TOTAL AREA** of Adjusted Parcel 2 is 1,197.27 acres, more or less.

EXHIBIT 'D'

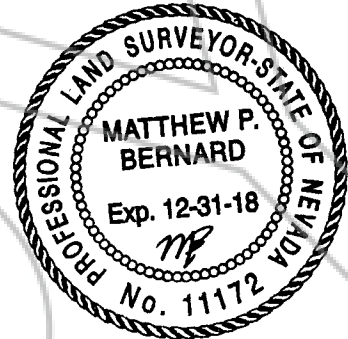
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The Basis of Bearing for this description is the north line of the northeast one-quarter of Section 16, North 89°06'58" East, as shown on the Amended Plat of Map of Division into Large Parcels for the Estate of Harry R. Schneider filed for record May 9, 2002 as Document No. 541853.

Prepared By: Matthew P. Bernard, P.L.S. 11172
R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



4-6-17

COPY

DESCRIPTION
20' PRIVATE RECIPROCAL ROADWAY & 7.5' PUBLIC UTILITY EASEMENT
(The John. J. Ascuaga Family Trust Agreement)

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

A twenty-foot wide (20') strip of land for private reciprocal roadway purposes lying 10' on both sides of an existing traveled way and a seven and one half-foot wide (7.5') strip of land for public utility purposes lying 7.5' on both sides of said private reciprocal roadway easement, all lying within Sections 9 & 16, Township 14 North, Range 19 East, Mount Diablo Meridian, the centerline of which is described as follows:

Commencing at the section corner common to said Sections 9 & 16, a found 2" iron pipe at a fence corner;

thence along the east line of said Section 9, North 00°14'03" East, 147.28' feet to the southerly terminus of an existing 20' access & public utility easement as shown on the Final Parcel Map for Joseph Schneider filed for record May 6, 2013 as Document No. 823009, the POINT OF BEGINNING;

thence along said centerline the following courses:

South 10°15'09" West, 107.95 feet;
South 04°39'58" West, 85.44 feet;
South 18°42'18" West, 124.38 feet;
South 13°03'50" West, 112.69 feet;
Along the arc of a curve to the left, having a radius of 450.00 feet, central angle of 21°47'04" and arc length of 171.09 feet;
South 08°43'14" East, 44.84 feet;
Along the arc of a curve to the right, having a radius of 2,000.00 feet, central angle of 14°19'53" and arc length of 500.26 feet;
South 05°36'39" West, 221.56 feet;
Along the arc of a curve to the left, having a radius of 500.00 feet, central angle of 09°10'52" and arc length of 80.12 feet;
South 03°34'12" East, 198.17 feet to the POINT OF TERMINUS of the centerline, said point being the southerly line of Adjusted Parcel 1 per the Boundary Line Adjustment for The John J. Ascuaga Family Trust Agreement recorded concurrently herewith.

The sidelines of the above easement shall be extended and trimmed at said southerly terminus of an existing 20' access & public utility easement & said southerly line of Adjusted Parcel 1.

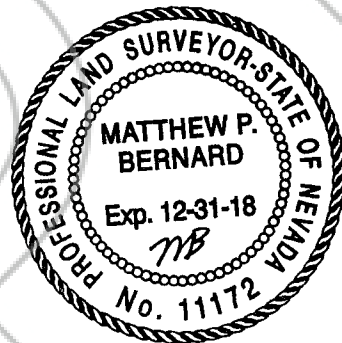
EXHIBIT 'E'

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2398-001
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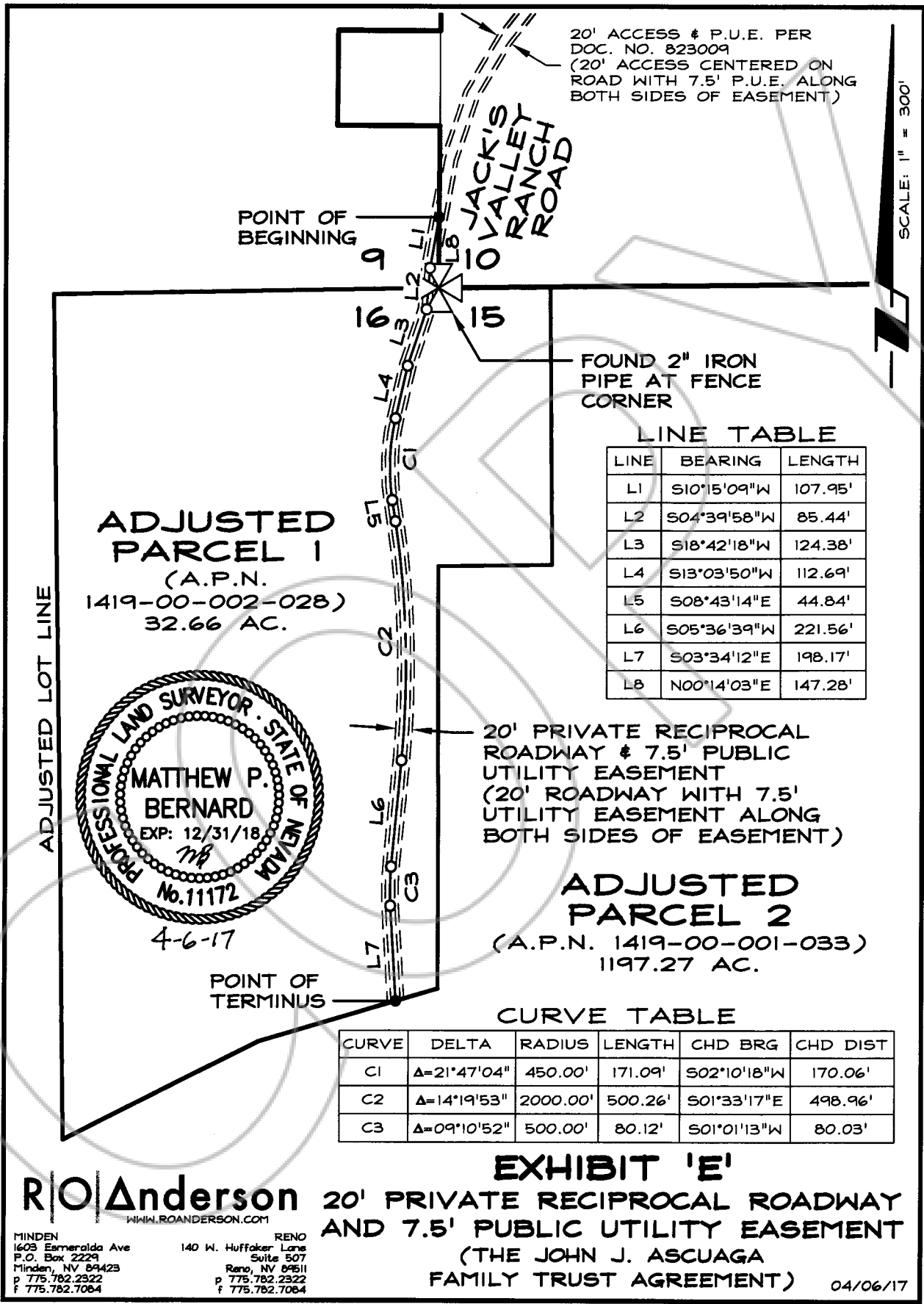
The above-described easement contains 55,909 square feet or 1.28 acres, more or less.

The Basis of Bearing for this description is the north line of the northeast one-quarter of Section 16, North 89°06'58" East, as shown on the Amended Plat of Map of Division into Large Parcels for the Estate of Harry R. Schneider filed for record May 9, 2002 as Document No. 541853.

Prepared By: Matthew P. Bernard, P.L.S. 11172
R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423



4-6-17

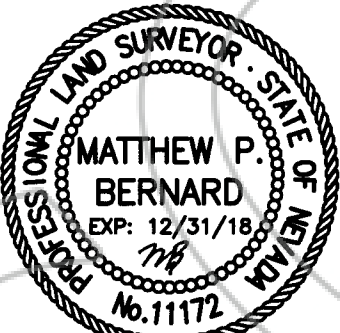


LINE TABLE

LINE	BEARING	LENGTH
L1	S10°15'09"W	107.95'
L2	S04°39'58"W	85.44'
L3	S18°42'18"W	124.38'
L4	S13°03'50"W	112.69'
L5	S08°43'14"E	44.84'
L6	S05°36'39"W	221.56'
L7	S03°34'12"E	198.17'
L8	N00°14'03"E	147.28'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHD BRG	CHD DIST
C1	Δ=21°47'04"	450.00'	171.09'	S02°10'18"W	170.06'
C2	Δ=14°19'53"	2000.00'	500.26'	S01°33'17"E	498.96'
C3	Δ=09°10'52"	500.00'	80.12'	S01°01'13"W	80.03'



R/O Anderson
WWW.ROANDERSON.COM

MINDEN
1603 Emerald Ave
P.O. Box 2229
Minden, NV 89423
p 775.782.2322
f 775.782.7064

RENO
140 W. Huffaker Lane
Suite 507
Reno, NV 89511
p 775.782.2322
f 775.782.7064

EXHIBIT 'E'
20' PRIVATE RECIPROCAL ROADWAY AND 7.5' PUBLIC UTILITY EASEMENT
(THE JOHN J. ASCUAGA FAMILY TRUST AGREEMENT)

04/06/17

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

1. **Assessor Parcel Number(s)**

- a) 1419-00-002-028
- b) 1419-00-001-033
- c)

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 :

3. **Total Value/Sale 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: #3
- b. Explain Reason for Exemption: Document No. 2017-897836 is being re-recorded to correct the legal description

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 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:

Capacity: Title Agent

SELLER (GRANTOR) INFORMATION

Print Name: John J. Ascuaga Family Trust
 Address: 150 Jacks Valley Ranch Rd.
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION

Print Name: John J. Ascuaga Family Trust
 Address: 150 Jacks Valley Ranch Rd.
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

Print Name: Ticor Title Company
 Address: 307 W. Winnie Lane
 City: Carson City State: Nevada Zip: 89703