

A.P.N. 1320-29-401-016

R.P.T.T. 0



KAREN ELLISON, RECORDER

E03

MAIL TAX STATEMENTS TO:  
SAME AS BELOW  
WHEN RECORDED MAIL TO:  
G PEG II, LLC  
1627 Highway 395  
Minden, NV 89423

**BOUNDARY LINE ADJUSTMENT  
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That G PEG II, LLC a Nevada Limited Liability Company also of record as G PEG II, LLC

in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to G PEG II, LLC, a Nevada Limited Liability Company and to the heirs and assigns of such Grantee forever, all that real property situated in the Douglas County, State of Nevada, more particularly described as:


**See attached Exhibit "A"**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

THIS DEED IS BEING PLACED OF RECORD FOR THE PURPOSE OF FACILITATING A BOUNDARY LINE ADJUSTMENT BETWEEN THE EXISTING PARCELS OF LAND, AS FURTHER DICTED AND SET FORTH ON THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF BOUNDARY LINE ADJUSTMENT RECORDED CONCURRENTLY HEREWITH.

Date: 5-25-17

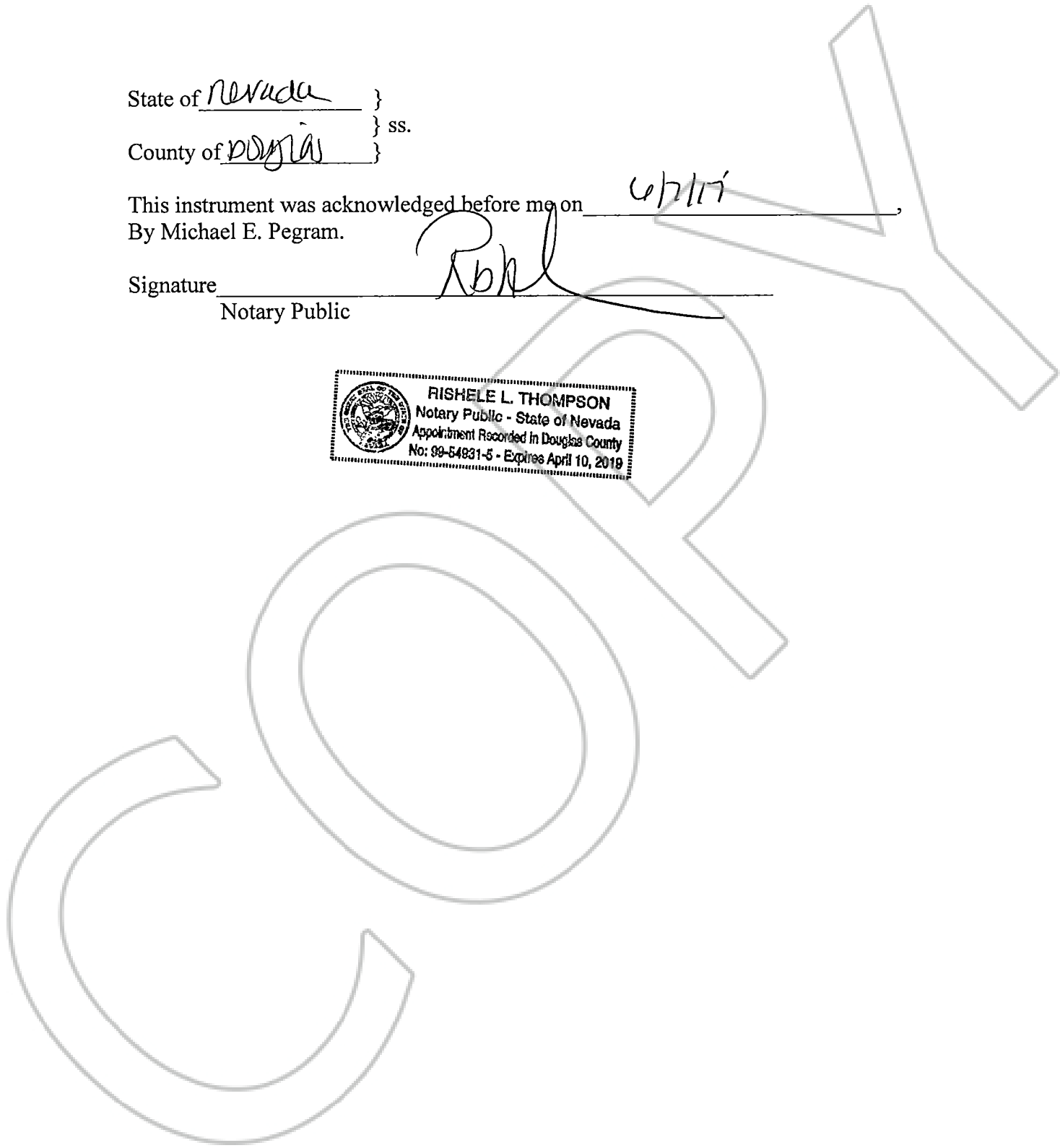
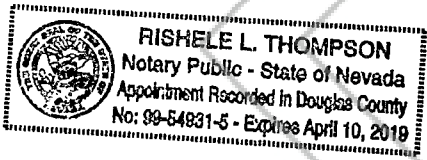
G PEG II, LLC, a Nevada Limited Liability Company

  
By Michael E. Pegram, Manager

State of Nevada }  
County of Douglas } ss.

This instrument was acknowledged before me on 6/7/17,  
By Michael E. Pegram.

Signature *Rbhl*  
Notary Public



**DESCRIPTION  
ADJUSTED PARCEL 1  
(CURRENT A.P.N. 1320-29-401-016)  
G PEG II, LLC**

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

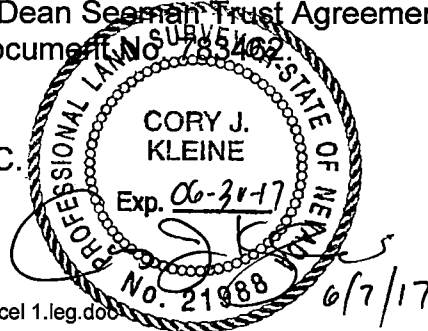
A parcel of land lying within a portion of Section 29, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the southwest corner of Parcel 3 as shown on the Record of Survey in Support of a Boundary Line Adjustment for G Peg II, LLC & First Amended Dean Seeman Trust Agreement filed for record May 19, 2011 in the office of Recorder, County of Douglas as Document No. 783462, a found nail & tag, PLS 3209, said point falling on the easterly line of U.S. Highway 395;

thence along said easterly line of U.S. Highway 395, South 62°38'42" East, 955.79 feet to the POINT OF BEGINNING;  
thence North 27°21'45 East, 81.56 feet;  
thence along the arc of a curve to the right having a radius of 85.00 feet, central angle of 56°45'57" and arc length of 84.21 feet;  
thence South 62°40'37" East, 132.33 feet to a point on the northwesterly terminus of Eighth Street (a.k.a. Water Street);  
thence continuing along said northwesterly terminus of Eighth Street, South 26°59'53" West, 42.24 feet;  
thence along the westerly line of said Eighth Street, South 62°38'42" East, 149.91 feet;  
thence South 27°21'18" West, 110.49 feet to a point on said easterly line of U.S. Highway 395;  
thence along said easterly line of U.S. Highway 395, North 62°38'42" West, 320.93 feet to the POINT OF BEGINNING containing 41,861 square feet or 0.96 acres, more or less.

The Basis of Bearing of this description is North 62°38'42" West, a portion of the northeast line of Parcel 1 as shown on the Record of Survey in Support of a Boundary Line Adjustment for G Peg II, LLC & First Amended Dean Seeman Trust Agreement filed for record May 19, 2011 said of Recorder as Document No. 783462.

Prepared By: R.O. ANDERSON ENGINEERING, INC.  
Cory J. Kleine, P.L.S. 21988  
P.O. Box 2229  
Minden, Nevada 89423



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-29-401-016  
 b. \_\_\_\_\_  
 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. a. Total Value/Sales Price of Property: \$ N/A  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due: \$ 0

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: GRANTOR / GRANTEE ARE SAME  
BOUNDARY LINE ADJUSTMENT

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

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: G PEG II. LLC a Nevada Limited Liability Company  
 Address: 1627 Hwy 395  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: G. PEG II LLC, a Nevada Limited Liability Company  
 Address: 1627 Hwy 395  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01702663-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED