

Assessor's Parcel #ptn. 1121-35-002-043;
1121-35-002-044



Recording requested by and return to:
Daryl and Gretchen Zakarian
960 Cavelti Road
Gardnerville, NV 89410
Lumos Job #9084.000

KAREN ELLISON, RECORDER

E03

Mail tax statements to:
Grantee
960 Cavelti Road
Gardnerville, NV 89410

BOUNDARY LINE ADJUSTMENT DEED

THIS INDENTURE, made this 3rd day of May, 2017, between DARYL W. ZAKARIAN and GRETCHEN ZAKARIAN, as Co-Trustees of THE DARYL W. ZAKARIAN AND GRETCHEN ZAKARIAN 2016 TRUST AGREEMENT, dated March 11, 2016, of the County of Douglas, State of Nevada, the parties the first part, and DARYL W. ZAKARIAN and GRETCHEN ZAKARIAN, as Co-Trustees of THE DARYL W. ZAKARIAN AND GRETCHEN ZAKARIAN 2016 TRUST AGREEMENT dated 3/11/2016, of the County of Douglas, State of Nevada, the parties of the second part.

W I T N E S S E T H:

That the said parties of the first part, for and in consideration of the sum of ONE DOLLARS (\$1.00) to them in hand paid by the parties of the second part, and for other good and valuable considerations, the receipt of which is

hereby acknowledged, does by these presents release, remise
and forever quitclaim unto the said party of the second part,
and to their heirs and assigns forever, all that certain lot,
piece, or parcel of land situate in the County of Douglas,
State of Nevada, more particularly bounded and described as
follows:

Parcel A:

See Exhibit "A" attached hereto and by this
reference incorporated herein.

The attached metes and bounds description
was prepared by Dean Neubauer, P.L.S #9392
Lumos & Associates, 800 E. College Parkway,
Carson City, Nevada 89706.

The above and foregoing real property is
also referred to as Parcel A on that certain
Record of Survey in Support of a Boundary
Line Adjustment for Daryl W. Zakarian and
Gretchen Zakarian, as Co-Trustees of the
Daryl W. Zakarian and Gretchen Zakarian 2016
Trust Agreement dated 3/11/2016, recorded
June 15, 2017 in the office of
the Douglas County Recorder under Document
#2017-899989, Official Records.


Parcel B:

See Exhibit "B" attached hereto and by this
reference incorporated herein.

The attached metes and bounds description
was prepared by Dean Neubauer, P.L.S #9392
Lumos & Associates, 800 E. College Parkway,
Carson City, Nevada 89706.

The above and foregoing real property is
also referred to as Parcel B on that certain

have set their hand the day and year first above-written.


DARYL W. ZAKARIAN,
Trustee



GRETCHEN ZAKARIAN,
Trustee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Nevada)
County of Carson City : ss.

On this 3rd day of May, 2017,
personally appeared before me, a Notary Public, in and for the county and state aforesaid, DARYL W. ZAKARIAN aka DARYL ZAKARIAN and GRETCHEN ZAKARIAN, known to me or who proved to me to be the persons, described in and who executed the above and foregoing instrument; who acknowledged to me that they executed the same freely and voluntarily and for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above-written.


Notary Public

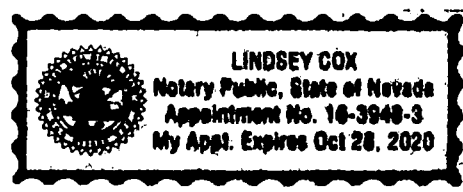


EXHIBIT A
LEGAL DESCRIPTION
OF ADJUSTED PARCEL A

A parcel of land in the Southwest Quarter of Section 35, Township 11 North, Range 21 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

The North Half of the South Half of the Southwest Quarter of Section 35, Township 11 North, Range 21 East, M.D.B. & M., as shown on a Land Division Map for F. L. Berry and P. A. Cavelti, recorded October 8, 1976 under File No. 03830, Official Records, Douglas County, Nevada;

INCLUDING THERETO a strip of land taken out of the South Half of the North Half of the Southwest Quarter of Section 35 as shown on a Record of Survey in support of a Boundary line Adjustment for Daryl W. Zakarian, a.k.a. Daryl Zakarian and Gretchen Zakarian, more particularly described as follows:

BEGINNING at southwest corner of the above described South Half of the North Half of the Southwest Quarter of Section 35;

THENCE along the westerly line of Section 35, North $00^{\circ}08'34''$ East, 268.58 feet to a corner, monumented with a $5/8''$ rebar with an aluminum cap stamped PLS 9392;

THENCE South $89^{\circ}31'07''$ East, 2615.59 feet to a point on the west line of a 50 foot wide roadway and utility easement, monumented with a $5/8''$ rebar with an aluminum cap stamped PLS 9392;

THENCE continuing South $89^{\circ}31'07''$ East, 25.00 feet to the north-south half line of said Section 35;

THENCE along the north-south half line South $00^{\circ}14'35''$ West, 268.58 feet to the Southeast corner of the South Half of the North Half of the Southwest Quarter of Section 35;

THENCE along the south line of the South Half of the North Half of the Southwest Quarter of Section 35, North $89^{\circ}31'07''$ West, 25.00 feet to a monument on the west line of a 50 foot wide roadway and utility easement, monumented with a $5/8''$ rebar with an cap stamped RLS 1350;

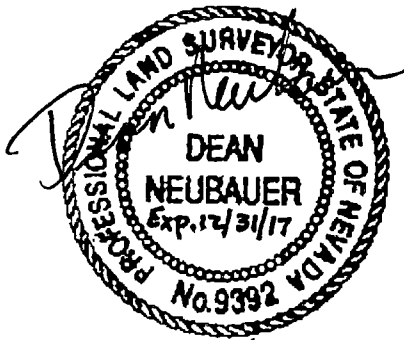
THENCE continuing along the south line of the South Half of the North Half of the Southwest Quarter of Section 35, North $89^{\circ}31'07''$ West, 2615.12 feet to the **POINT OF BEGINNING**.

The above described including thereto area contains 16.28 acres, more or less.

Adjusted Parcel A has a total of 56.45 Acres.

The basis of bearings for this survey is Nevada State Plane Coordinate System, West Zone NAD83(94) based upon real time kinematic GPS observations, observed September 23, 2016 using a survey grade dual frequency GPS receiver from the Nevada Department of Transportation Monument No. 905035 and established as North $89^{\circ}29'02''$ West between found monuments on the south line of the southwest quarter of Section 35.

Prepared by: Dean Neubauer, P.L.S. 9392, 800 E. College Parkway, Carson City, NV, 89706



4/6/2017

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EXHIBIT B
LEGAL DESCRIPTION
OF ADJUSTED PARCEL B

A parcel of land in the Southwest Quarter of Section 35, Township 11 North, Range 21 East, M.D.B. & M., Douglas County, Nevada, more particularly described as follows:

The South Half of the North Half of the Southwest Quarter of Section 35, Township 11 North, Range 21 East, M.D.B. & M., as shown on a Land Division Map for F. L. Berry and P. A. Cavelti, recorded October 8, 1976 under File No. 03830, Official Records, Douglas County, Nevada;

EXCEPTING THEREFROM a strip of land taken out of the South Half of the North Half of the Southwest Quarter of Section 35 as shown on a Record of Survey in support of a Boundary line Adjustment for Daryl W. Zakarian, a.k.a. Daryl Zakarian and Gretchen Zakarian, more particularly described as follows:

BEGINNING at southwest corner of the above described South Half of the North Half of the Southwest Quarter of Section 35;

THENCE along the westerly line of Section 35, North $00^{\circ}08'34''$ East, 268.58 feet to a corner, monumented with a $5/8''$ rebar with an aluminum cap stamped PLS 9392;

THENCE South $89^{\circ}31'07''$ East, 2615.59 feet to a point on the west line of a 50 foot wide roadway and utility easement, monumented with a $5/8''$ rebar with an aluminum cap stamped PLS 9392;

THENCE continuing South $89^{\circ}31'07''$ East, 25.00 feet to the north-south half line of said Section 35;

THENCE along the north-south half line South $00^{\circ}14'35''$ West, 268.58 feet to the Southeast corner of the South Half of the North Half of the Southwest Quarter of Section 35;

THENCE along the south line of the South Half of the North Half of the Southwest Quarter of Section 35, North $89^{\circ}31'07''$ West, 25.00 feet to a monument on the west line of a 50 foot wide roadway and utility easement, monumented with a $5/8''$ rebar with an cap stamped RLS 1350;

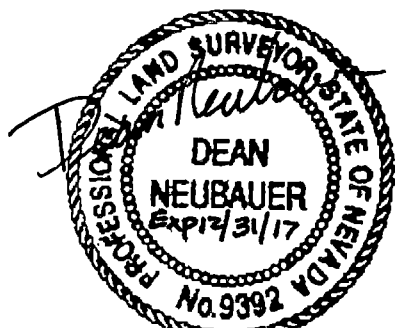
THENCE continuing along the south line of the South Half of the North Half of the Southwest Quarter of Section 35, North $89^{\circ}31'07''$ West, 2615.12 feet to the **POINT OF BEGINNING**.

The above described excepting therefrom area contains 16.28 acres, more or less.

Adjusted Parcel B has a total of 23.91 Acres.

The basis of bearings for this survey is Nevada State Plane Coordinate System, West Zone NAD83(94) based upon real time kinematic GPS observations, observed September 23, 2016 using a survey grade dual frequency GPS receiver from the Nevada Department of Transportation Monument No. 905035 and established as North $89^{\circ}29'02''$ West between found monuments on the south line of the southwest quarter of Section 35.

Prepared by: Dean Neubauer, P.L.S. 9392, 800 E. College Parkway, Carson City, NV, 89706



4/6/2017

COPY

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1121-35-002-044
 - b) 1121-35-002-043
 - 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: \$ 1,000.00
- Deed in Lieu of Foreclosure Only (value of property) _____
- Transfer Tax Value: \$ _____
- Real Property Transfer Tax Due: \$ 3.96

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 3
 - b. Explain Reason for Exemption: Same party ownership

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 Dean Neulan Capacity Agent

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Daryl W. Zakarian
 Address: 960 Cavelti Road
 City: Gardnerville
 State: Nevada Zip: 89410

Print Name: Daryl W. Zakarian
 Address: 960 Cavelti Road
 City: Gardnerville
 State: Nevada Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Lumos & Associates Escrow # _____
 Address: 800 E. College Pkwy
 City: Carson City State: Nevada Zip: 89706

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