

A.P.N. 1420-34-401-025 (Portion)



KAREN ELLISON, RECORDER E03

RECORDING REQUESTED BY:

Rodney Swetland
2618 Fuller Avenue
Minden, Nevada 89423

After Recording, Return By Mail To:
James & Mary Martin
1070 Arroyo Drive
Gardnerville, Nevada 89410

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**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: James H. Martin and Mary B. Martin in consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Grantees James H. Martin and Mary B. Martin, 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.

James H. Martin
JAMES H. MARTIN

Mary B. Martin
MARY B. MARTIN

NOTARY CERTIFICATE:

STATE OF Nevada {
COUNTY Douglas { SS

ON THIS 17 DAY OF August, 2017

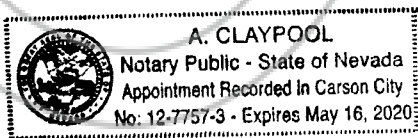
BEFORE ME, A. Claypool A NOTARY PUBLIC,

PERSONALLY APPEARED JAMES H. & MARY B. MARTIN, PERSONALLY KNOWN BY ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THIS INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED IT.

WITNESS MY HAND AND OFFICIAL SEAL'

A. Claypool
NOTARY PUBLIC

MY COMMISSION EXPIRES ON 5/16/20



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EXHIBIT "A"

**LEGAL DESCRIPTION
(New Parcel A)**

That portion of the South 1/2 of the Southwest 1/4 of Section 34, Township 14 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 Southwesterly corner of the parcel described in that certain Grant, Bargain and Sale Deed, which was recorded as Document No. 2016-890425 in the Official Records of said Douglas County, said corner being on the Northerly right-of-way line of Johnson Lane; thence Northerly along the Westerly line of said parcel N. 00° 03' 59" E., 451.25 feet to the Southeasterly corner of Parcel 7C as said parcel is shown on the PARCEL MAP FOR ERNEST J. & JEAN V. FIXMER, which was recorded in Book 385 at Page 2344 as Document No. 115243 in the Official Records of said Douglas County; thence N., 89° 58' 00" E., 197.76 feet to a point on the Westerly right-of-way line of Fuller Avenue; thence Southerly along said right-of-way line S. 00° 03' 00" W. 431.31 feet to the beginning of a curve concave to the Northwest and having a radius of 20.00 feet; thence Southwesterly along said curve through a central angle of 89° 55' 34", an arc distance of 31.39 feet to a point on the Northerly right-of-way line of Johnson Lane; thence Westerly along said right-of-way line S. 89° 58' 34" W., 177.92 feet to the Point of Beginning.

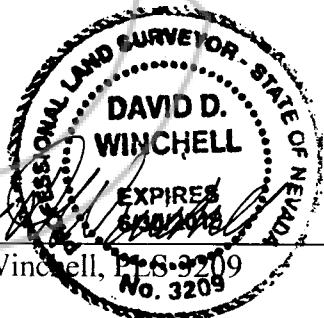
Said Parcel Contains 89,188 square feet (2.05 Acres), more or less.

Note: The bearing N. 00° 03' 00" E. for the centerline of Fuller Avenue as shown on the PARCEL MAP FOR ERNEST J. & JEAN V. FIXMER, which was recorded in Book 385 at Page 2344 as Document No. 115243 in the Official Records of Douglas County was used as the Basis of Bearing for this description.

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address is P. O. Box 6202, Gardnerville, Nevada 89460

By: _____

David D. Winchell, P.E.S. 3209



Dated: 10/12/17

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) A.P.N. 1420-34-401-025(portion)
 - 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
Doc. No. 2017-_____
DATE OF RECORDING: _____
NOTES: _____

- 3. Total Value/Sales Price of Property: \$ 0
- Deed in Lieu of Foreclosure Only (value of property) (_____)
- Transfer Tax Value: \$ 0
- 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: LOT LINE ADJUSTMENT
, GRANTOR AND GRANTEE ARE SAME PERSON.

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: *James H. Martin* Capacity: GRANTOR/GRANTEE

Signature: *Mary B. Martin* Capacity: GRANTOR/GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JAMES H. & MARY B. MARTIN
Address: 1070 ARROYO DR.
City: GARDNERVILLE
State: NV. Zip: 89410

Print Name: JAMES H. & MARY B. MARTIN
Address: 1070 ARROYO DR.
City: GARDNERVILLE
State: NV. Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: DAVID D. WINCHELL Escrow # _____
Address: P.O. BOX 6202
City: GARDNERVILLE State: NV. Zip: 89460

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