

DOUGLAS COUNTY, NV

2018-912006

Rec:\$35.00

Total:\$35.00

03/23/2018 03:12 PM

JAMES THULIN

Pgs=8



00070754201809120060080083

KAREN ELLISON, RECORDER

E03

APN: 1319-30-627-005, 006, 007, and 008

APN: 1319-30-516-046 *α*

RECORDING REQUESTED BY:

JAMES THULIN *α*
8121 MULHOLLAND TERRACE
LOS ANGELES, CA 90046

AFTER RECORDATION, RETURN BY MAIL TO *α*

JAMES THULIN
8121 MULHOLLAND TERRACE
LOS ANGELES, CA 90046

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: Grantor, JAMES THULIN, a single man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Grantee, JAMES THULIN, a single man, forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBITs "A", "B", "C", and "D" 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 Thulin

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 12th day of March, 2018, by James Thulin.

Notary Public



Exhibit A

February 5, 2018
16030

DESCRIPTION
ADJUSTED LOT 102

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

A Parcel of land located within a portion of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 30, Township 13 North, Range 19 East, MDM, Douglas County, Nevada, being more particularly described as follows:

All that portion of the Common Area and Lot 102 per Tahoe Village Unit No.1, filed for record on December 7, 1971 as Document Number 55769; being more particularly described as follows:

Beginning at a Point that bears South $14^{\circ}24'58''$ East 269.22 feet from Point B, as designated per said Tahoe Village Unit No.1,
thence South $28^{\circ}23'16''$ East 65.00 feet;
thence South $61^{\circ}36'44''$ West 60.00 feet;
thence North $28^{\circ}23'16''$ West 65.00 feet;
thence North $61^{\circ}36'44''$ East 60.00 feet to the Point of Beginning.

Containing 3,900 square feet, more or less.

The Basis of Bearing for this description is based upon the above referenced Tahoe Village Unit No.1, being the bearing North $28^{\circ}39'14''$ West as measured between found monuments.

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

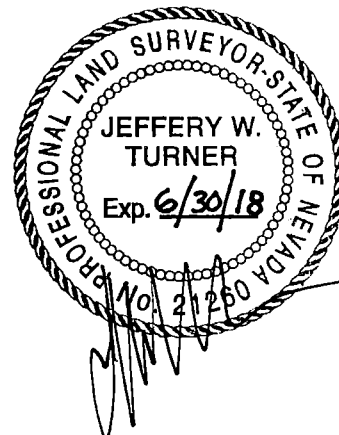


Exhibit B

February 5, 2018
16030

DESCRIPTION
COMMON AREA

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

A Parcel of land located within a portion of the Southeast 1/4 of Section 19, and the East 1/2 of Section 30, Township 13 North, Range 19 East, MDM, Douglas County, Nevada, being more particularly described as follows:

The Common Area as created on Tahoe Village Unit No.1, filed for record on December 7, 1971 as Document Number 55769; and last adjusted by Document Number 0568318,

Together with Lots 102A, 102B, 102C and 102D per said Tahoe Village Unit No.1;

Excepting there from all that portion of said Common Area and said Lots 102A, 102B, 102C and 102D, being more particularly described as follows:

Beginning at a Point that bears South 14°24'58" East 269.22 feet from Point B, as designated per said Tahoe Village Unit No.1,
thence South 28°23'16" East 65.00 feet;
thence South 61°36'44" West 60.00 feet;
thence North 28°23'16" West 65.00 feet;
thence North 61°36'44" East 60.00 feet to the Point of Beginning.

The Basis of Bearing for this description is based upon the above referenced Tahoe Village Unit No.1, being the bearing North 28°39'14" West as measured between found monuments.

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

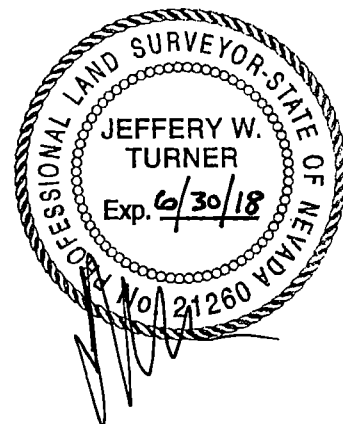


Exhibit C

February 5, 2018
16030

DESCRIPTION
LOT 102 TO COMMON AREA

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

All portion of Lot 102 as shown on Tahoe Village Unit No.1, filed for record on December 7, 1971 as Document Number 55769, being more particularly described as follows:

Beginning at the Northeast corner of said Lot 102,
thence South $04^{\circ}40'29''$ West 35.19 feet;
thence North $28^{\circ}23'16''$ West 41.99 feet;
thence South $85^{\circ}19'31''$ East 22.91 feet to the Point of Beginning.

Containing 403 square feet, more or less.

Together with all that portion of said Lot 102, being more particularly described as follows:

Beginning at the Southeast corner of said Lot 102,
thence North $85^{\circ}19'31''$ West 22.45 feet;
thence North $61^{\circ}36'44''$ East 26.79 feet;
thence South $04^{\circ}40'29''$ West 14.61 feet to the Point of Beginning.

Containing 164 square feet, more of less.

Together with all that portion of said Lot 102, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 102,
thence North $04^{\circ}40'29''$ East 12.00 feet;
thence South $28^{\circ}23'16''$ East 14.32 feet;
thence North $85^{\circ}19'31''$ West 7.81 feet to the Point of Beginning.

Containing 47 square feet, more or less.

Together with all that portion of said Lot 102, being more particularly described as follows:

Beginning at the Northwest corner of said Lot 102,
thence South 85°19'31" East 18.26 feet;
thence South 61°36'44" West 21.79 feet;
thence North 04°40'29" East 11.88 feet to the Point of Beginning.

Containing 108 square feet, more or less.

The Basis of Bearing for this description is based upon the above referenced Tahoe Village Unit No.1.

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

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Land Surveying
P.O. Box 5067
Stateline, NV 89449

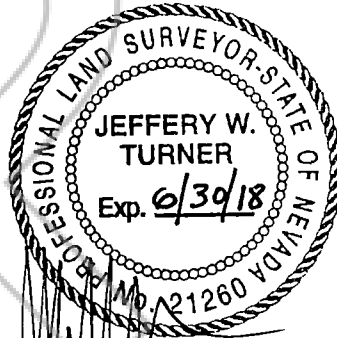


Exhibit D

February 5, 2018
16030

DESCRIPTION
COMMON AREA TO LOT 102

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

All portion of the Common Area as shown on Tahoe Village Unit No.1, filed for record on December 7, 1971 as Document Number 55769, being more particularly described as follows:

Beginning at a Point that bears North $85^{\circ}19'31''$ West 22.91 feet from the Northeast corner of Lot 102, per said Tahoe Village Unit No.1:

thence North $85^{\circ}19'31''$ West 18.83 feet;

thence North $61^{\circ}36'44''$ East 15.78 feet;

thence South $28^{\circ}23'16''$ East 10.28 feet to the Point of Beginning.

Containing 81 square feet, more or less.

Together with all that portion of said Common Area, being more particularly described as follows:

Beginning at a Point that bears South $04^{\circ}40'29''$ West 35.19 feet from the Southeast corner of Lot 102, per said Tahoe Village Unit No.1:

thence South $28^{\circ}23'16''$ East 12.73 feet;

thence South $61^{\circ}36'44''$ West 8.29 feet;

thence North $04^{\circ}40'29''$ East 15.20 feet to the Point of Beginning.

Containing 53 square feet, more or less.

Together with all that portion of said Common Area, being more particularly described as follows:

Beginning at a Point that bears South $85^{\circ}19'31''$ East 7.81 feet from the Southwest corner of Lot 102, per said Tahoe Village Unit No.1:

thence South $85^{\circ}19'31''$ East 29.74 feet;

thence South $61^{\circ}36'44''$ West 24.92 feet;

thence North $28^{\circ}23'16''$ West 16.22 feet to the Point of Beginning.

Containing 202 square feet, more or less.

Beginning at a Point that bears North 04°40'29" East 12.00 feet from the Northwest corner of Lot 102, per said Tahoe Village Unit No.1:

thence North 28°23'16" West 34.46 feet;

thence North 61°36'44" East 22.43 feet;

thence South 04°40'29" West 41.11 feet to the Point of Beginning.

Containing 386 square feet, more or less.

Together with all that portion of said Common Area, being more particularly described as follows:

The Basis of Bearing for this description is based upon the above referenced Tahoe Village Unit No.1.

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) 1319-30-627-005
 b) 1319-30-627-006
 c) 1319-30-627-007
 d) 1319-30-627-008
1319-30-516-046

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: \$ _____
 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: BOUNDARY LINE ADJUSTMENT -
SAME PARTIES

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 AGENT

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JAMES THOUN
 Address: 8121 MULHOLLAND TERRACE
 City: LOS ANGELES
 State: CA Zip: 90046

Print Name: JAMES THOUN
 Address: SAME
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: JOHN COLLINS Escrow # _____
 Address: 2794 GORDON AVE
 City: MUNDEN State: NJ Zip: 89423

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