

APNs: 1418-10-802-009; 1418-10-702-007

**RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO:**

Larry W. Ruvo  
8400 S. Jones Boulevard  
Las Vegas, Nevada 89139



KAREN ELLISON, RECORDER

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(Above Space for Recorder's Use Only)

**BOUNDARY LINE ADJUSTMENT DEED**

COMES NOW, **POSTMISTRESS PROPERTIES L.L.C.**, A Nevada limited liability company ("**First Party**"), as owner of the property located in County of Douglas, State of Nevada, being the current Assessor Parcel Number 1418-10-802-009 ("**First Party Property**") and **HILLARY H. MARBLE SUCCESSOR TRUSTEE OF THE NANCY SHORT STEWART FAMILY EXEMPT TRUST** ("**Second Party**"), as the owner of the property located in County of Douglas, State of Nevada, being the current Assessor Parcel Number 1418-10-702-007 ("**Second Party Property**").

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, as owners of adjacent and abutting parcels of land, First Party and Second Party desire to adjust the boundary lines between the First Party Property and Second Party Property pursuant to NRS 278.461(5)(c).

NOW THEREFORE, the First Party quitclaims, bargains, sells and conveys to the Second Party the land necessary to effect this boundary line adjustment ("**First Party Transfer Property**") as described on **Exhibit "A"**, attached hereto and incorporated herein by reference, and the Second Party quitclaims, bargains, sells and conveys to the First Party the land necessary to effect this boundary line adjustment ("**Second Party Transfer Property**") as described on **Exhibit "B"**, attached hereto and incorporated herein by reference, so that the parcel of land owned by the First Party shall be described as the "**First Party Resultant Parcel**" as shown on **Exhibit "C"**, attached hereto and incorporated herein by reference, and the parcel of land owned by the Second Party shall be described as the "**Second Party Resultant Parcel**" as shown on **Exhibit "D"**, attached hereto and incorporated herein by reference.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the First Party and Second Party do hereby execute this Boundary Line Adjustment Deed on this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**FIRST PARTY:**

POSTMISTRESS PROPERTIES L.L.C.,  
a Nevada limited liability company

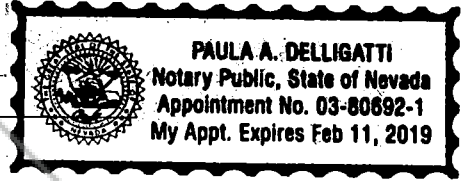
By: Larry Ruvo, Manager

STATE OF NEVADA )  
  ) ss. CLARK  
COUNTY OF DOUGLAS )

On the 10<sup>th</sup> day of July, 2018, before me, PAULA A. DELLIGATTI, personally appeared Larry Ruvo, as Manager of Postmistress Properties L.L.C., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of NEVADA that the foregoing paragraph is true and correct.

Paula A. Delligatti  
Notary Public



**SECOND PARTY:**

THE NANCY SHORT STEWART FAMILY EXEMPT TRUST

By: \_\_\_\_\_  
Hillary H. Marble, Trustee

STATE OF NEVADA )  
  ) ss.  
COUNTY OF DOUGLAS )

On the \_\_\_\_\_ day of \_\_\_\_\_, 2018, before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, as Successor Trustee of the Nancy Short Stewart Family Exempt Trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of \_\_\_\_\_ that the foregoing paragraph is true and correct.

\_\_\_\_\_  
Notary Public

IN WITNESS WHEREOF, the First Party and Second Party do hereby execute this Boundary Line Adjustment Deed on this \_\_\_\_ day of \_\_\_\_\_, 2018.

**FIRST PARTY:**

POSTMISTRESS PROPERTIES L.L.C.,  
a Nevada limited liability company

By: \_\_\_\_\_  
Larry Ruvo, Manager

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On the \_\_\_\_ day of \_\_\_\_\_, 2018, before me, \_\_\_\_\_, personally appeared Larry Ruvo, as Manager of Postmistress Properties L.L.C., who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of \_\_\_\_\_ that the foregoing paragraph is true and correct.

\_\_\_\_\_  
Notary Public

**SECOND PARTY:**

THE NANCY SHORT STEWART FAMILY EXEMPT TRUST

By: H. Marble  
Hillary H. Marble, Trustee

STATE OF NEVADA )  
 ) ss.  
COUNTY OF DOUGLAS )

On the \_\_\_\_ day of \_\_\_\_\_, 2018, before me, \_\_\_\_\_, personally appeared \_\_\_\_\_, as Successor Trustee of the Nancy Short Stewart Family Exempt Trust, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of \_\_\_\_\_ that the foregoing paragraph is true and correct.

See Attached  
Certificate for  
Notarization.

\_\_\_\_\_  
Notary Public

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 California }

County of Alameda }

On 07/12/18 before me, MANDEEP KAUR, NOTARY Public,  
(Here insert name and title of the officer)

personally appeared HILLARY HILKEN MARBLE,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

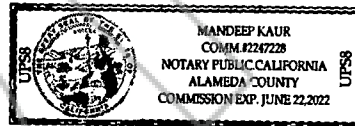
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Mandeep Kaur

Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

**DESCRIPTION OF THE ATTACHED DOCUMENT**

Boundaryline adjustment deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

**CAPACITY CLAIMED BY THE SIGNER**

- Individual (s)
- Corporate Officer

\_\_\_\_\_  
(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

**Attachment "A"**  
**First Party Transfer Property**

COPY

February 13, 2018  
Job No.17078

**DESCRIPTION**  
**POSTMISTRESS PROPERTIES, LLC TO SHORT, TRANSFER**

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

All that portion of Section 10, Township 14 North, Range 18 East, M.D.M., being more particularly described as follows:

Being a portion of the Postmistress Properties, LLC Resultant per that Boundary Line Adjustment Deed, filed for record on April 18, 2017 as Document Number 2017-897486, more particularly described as follows;

Beginning at the Northeast corner of that Correction, Grant, Bargain Sale Deed, filed for record on February 13, 2008 as Document Number 0718008, also known as the "Short Property", as shown on that Parcel Map of the Short Tract, filed for record on December 24, 1973 as Document Number 70844,

thence South 89°02'29" West 110.00 feet;

thence North 01°28'07" East 10.01 feet;

thence North 89°02'29" East 110.00 feet;

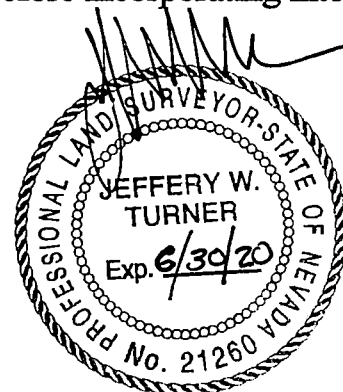
thence South 01°28'07" West 10.01 feet to the Point of Beginning.

Containing 1,100 square feet, more or less.

The Basis of Bearing for this description is based upon that Record of Survey filed for record as document number 224037, as measured between found monuments, being the bearing N 00°58'07" E.

Note: 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



**Attachment "B"**  
**Second Party Transfer Property**

COPY

February 13, 2018  
Job No.17078

**DESCRIPTION  
SHORT TO POSTMISTRESS, TRANSFER**

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

All that portion of Section 10, Township 14 North, Range 18 East, M.D.M., being more particularly described as follows:

All that portion of that Correction, Grant, Bargain Sale Deed, filed for record on February 13, 2008 as Document Number 0718008, also known as the "Short Property", as shown on that Parcel Map of the Short Tract, filed for record on December 24, 1973 as Document Number 70844,

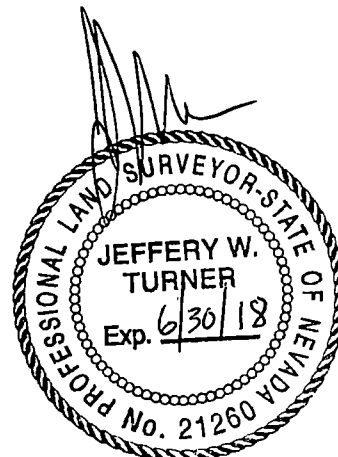
Beginning at a Point that bears South 89°02'29" West 187.83 feet from the Northeast corner of said "Short Property",  
thence South 00°57'31" East 10.00 feet;  
thence South 89°02'29" West 110.00 feet;  
thence North 00°57'31" West 10.00 feet;  
thence North 89°02'29" East 110.00 feet to the Point of Beginning.

Containing 1,100 square feet, more or less.

The Basis of Bearing for this description is based upon that Record of Survey filed for record as document number 224037, as measured between found monuments, being the bearing N 00°58'07" E.

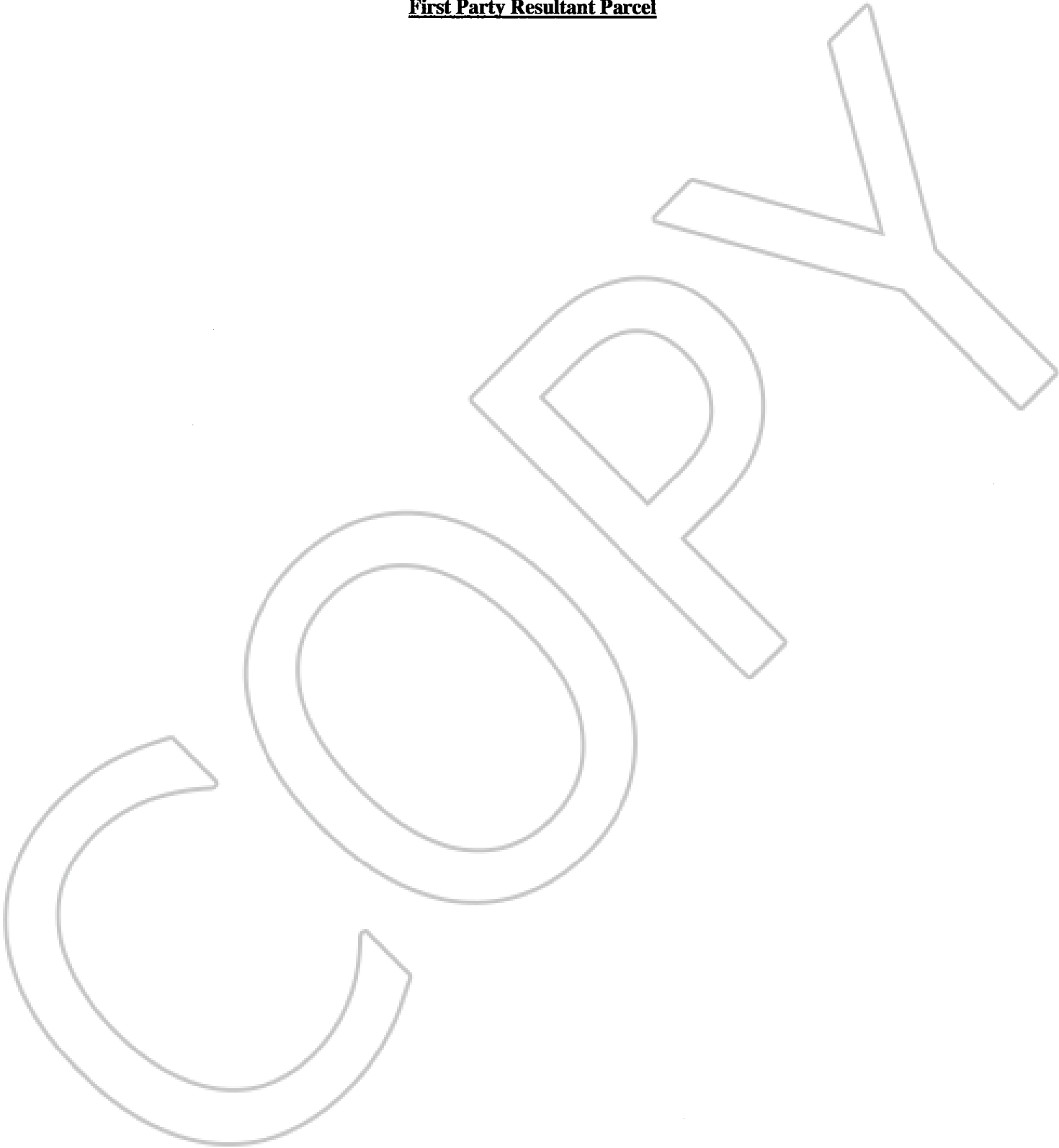
Note: Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449





**Attachment "C"**  
**First Party Resultant Parcel**



March 7, 2018  
Job No.17078

**DESCRIPTION  
POSTMISTRESS PROPERTIES, LLC RESULTANT**

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

All that portion of Section 10, Township 14 North, Range 18 East, M.D.M., being more particularly described as follows:

All that portion of the Postmistress Properties, LLC Resultant per that Boundary Line Adjustment Deed, recorded April 18, 2017 as document number 2017-897486, more particularly described as follows:

Beginning on the approximate Low-water Line of Lake Tahoe, said Point also being common to Original Parcel 2 and Original Parcel 3, as shown on that Record of Survey filed for record on June 2, 1983 as Document Number 81145, being an elevation of 6223.0 feet, Lake Tahoe Datum,

thence along said Low-water Line the following three (3) courses:

North 47°23'19" East 64.65 feet;  
North 42°05'47" East 43.37 feet;  
North 13°59'49" East 54.84 feet;

thence North 88°49'10" East 294.84 feet;  
thence North 22°08'08" East 36.33 feet;  
thence North 53°33'38" East 50.41 feet;  
thence South 68°02'08" East 80.88 feet;  
thence North 01°27'45" East 38.96 feet;  
thence South 34°36'48" East 59.46 feet;  
thence South 01°25'48" West 355.38 feet;  
thence South 00°54'34" East 57.38 feet;  
thence South 89°07'18" East 197.05 feet;  
thence South 35°11'09" East 274.88 feet;  
thence South 00°11'51" West 72.18 feet;  
thence South 17°15'14" West 239.32 feet;  
thence South 35°50'20" West 84.21 feet;  
thence South 88°12'32" West 377.23 feet;  
thence North 01°37'27" West 114.19 feet;  
thence South 87°26'44" West 39.17 feet;

thence North 00°19'50" East 174.25 feet;  
thence South 89°03'08" West 267.38 feet;  
thence South 25°02'08" West 108.51 feet;  
thence along a curve concave to the East, having a radius of 587.50 feet, a central angle of 09°02'28" and an arc length of 92.71 feet, the chord of said curve bears South 20°30'54" West 92.61 feet;  
thence South 15°59'39" West 112.39 feet;  
thence along a curve concave to the West, having a radius of 612.50 feet, a central angle of 04°30'33" and an arc length of 48.20 feet, the chord of said curve bears South 18°14'56" West 48.19 feet;  
thence South 20°30'13" West 194.21 feet;  
thence North 67°46'52" West 70.74 feet;  
thence North 20°34'34" East 143.93 feet;  
thence South 50°25'58" East 54.35 feet;  
thence North 20°34'34" East 484.87 feet;  
thence North 89°02'17" East 389.76 feet;  
thence North 43°11'06" East 45.58 feet;  
thence North 00°58'43" West 32.49 feet;  
thence North 03°11'54" West 155.61 feet;  
thence North 01°07'55" West 96.22 feet;  
thence South 89°02'29" West 311.44 feet;  
thence North 01°52'40" East 137.77 feet;  
thence North 89°29'15" East 35.00 feet;  
thence North 00°30'45" West 15.00 feet;  
thence North 88°49'10" East 276.01 feet;  
thence North 01°28'07" East 53.45 feet;  
thence North 88°49'10" East 10.00 feet;  
thence North 00°37'16" West 52.60 feet;  
thence along a non-tangent curve concave to the West, having a radius of 210.00 feet, a central angle of 24°52'36" and an arc length of 91.18 feet; the chord of said curve bears North 17°53'39" West 90.46 feet;  
thence North 28°17'48" East 10.99 feet;  
thence North 61°42'25" West 70.31 feet;  
thence South 28°17'48" West 44.21 feet,  
thence South 61°42'25" East 70.31 feet;  
thence North 28°17'48" East 9.31 feet;  
thence along a non-tangent curve concave to the West, having a radius of 190.00 feet, a central angle of 20°52'24" and an arc length of 69.22 feet, the chord of said curve bears South 16°08'27" East 68.84 feet;  
thence South 00°37'16" East 51.93 feet;  
thence South 88°49'10" West 500.00 feet to the Point of Beginning.

Together with all that portion of that Correction, Grant, Bargain Sale Deed, filed for record on February 13, 2008 as Document Number 0718008, also known as the "Short Property", as shown on that Parcel Map of the Short Tract, filed for record on December 24, 1973 as Document Number 70844, being more particularly described as follows:

Beginning at a Point that bears South 89°02'29" West 187.83 feet from the Northeast corner of said "Short Property",  
thence South 00°57'31" East 10.00 feet;  
thence South 89°02'29" West 110.00 feet;  
thence North 00°57'31" West 10.00 feet;  
thence North 89°02'29" East 110.00 feet to the Point of Beginning.

**EXCEPTION NO. 1:**

All that portion of the Southeast quarter of Section 10, Township 14 North, Range 18 East, M.D.B. & M., that is described as Parcels A, B and C, as shown on Parcel Map for GLENBROOK PROPERTIES/GLENBROOK INN, filed in the office of the County Recorder of Douglas County, Nevada, on June 25, 1980, as File No. 45690.

**EXCEPTION NO. 2:**

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

All that certain parcel of land located in the Southeast one quarter (1/4) of Section 10, Township 14 North, Range 18 East, Mount Diablo Base and Meridian in the County of Douglas, State of Nevada; and being more particularly described as follows:

Beginning at the Southwesterly corner of Parcel "C" as shown and so designated on the Parcel Map for Glenbrook Properties, filed in the Official Douglas County Records on the 25th of June, 1980, as Document No. 45690; thence North 88°49'10" East 57.00 feet; thence South 01°10'50" East 40.17 feet; thence South 88°49'10" West 57.00 feet; thence North 01°10'50" West 40.17 feet to the point of beginning. Said parcel being further designated as Adjusted Parcel "D", as shown on Record of Survey filed in the office of the Recorder of Douglas County, Nevada, on June 2, 1983, as File No. 81145.

EXCEPTION NO. 3:

Beginning at the Northeast corner of that Correction, Grant, Bargain Sale Deed, filed for record on February 13, 2008 as Document Number 0718008, also known as the "Short Property", as shown on that Parcel Map of the Short Tract, filed for record on December 24, 1973 as Document Number 70844,

thence South  $89^{\circ}02'29''$  West 110.00 feet;

thence North  $01^{\circ}28'07''$  East 10.01 feet;

thence North  $89^{\circ}02'29''$  East 110.00 feet;

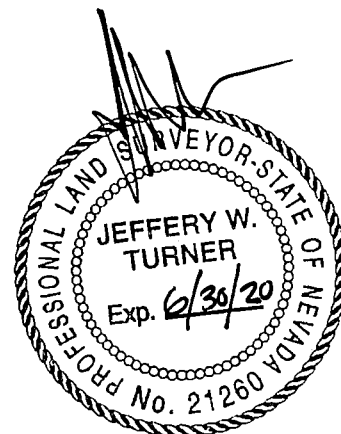
thence South  $01^{\circ}28'07''$  West 10.01 feet to the Point of Beginning.

Containing 8.986 acres, more or less.

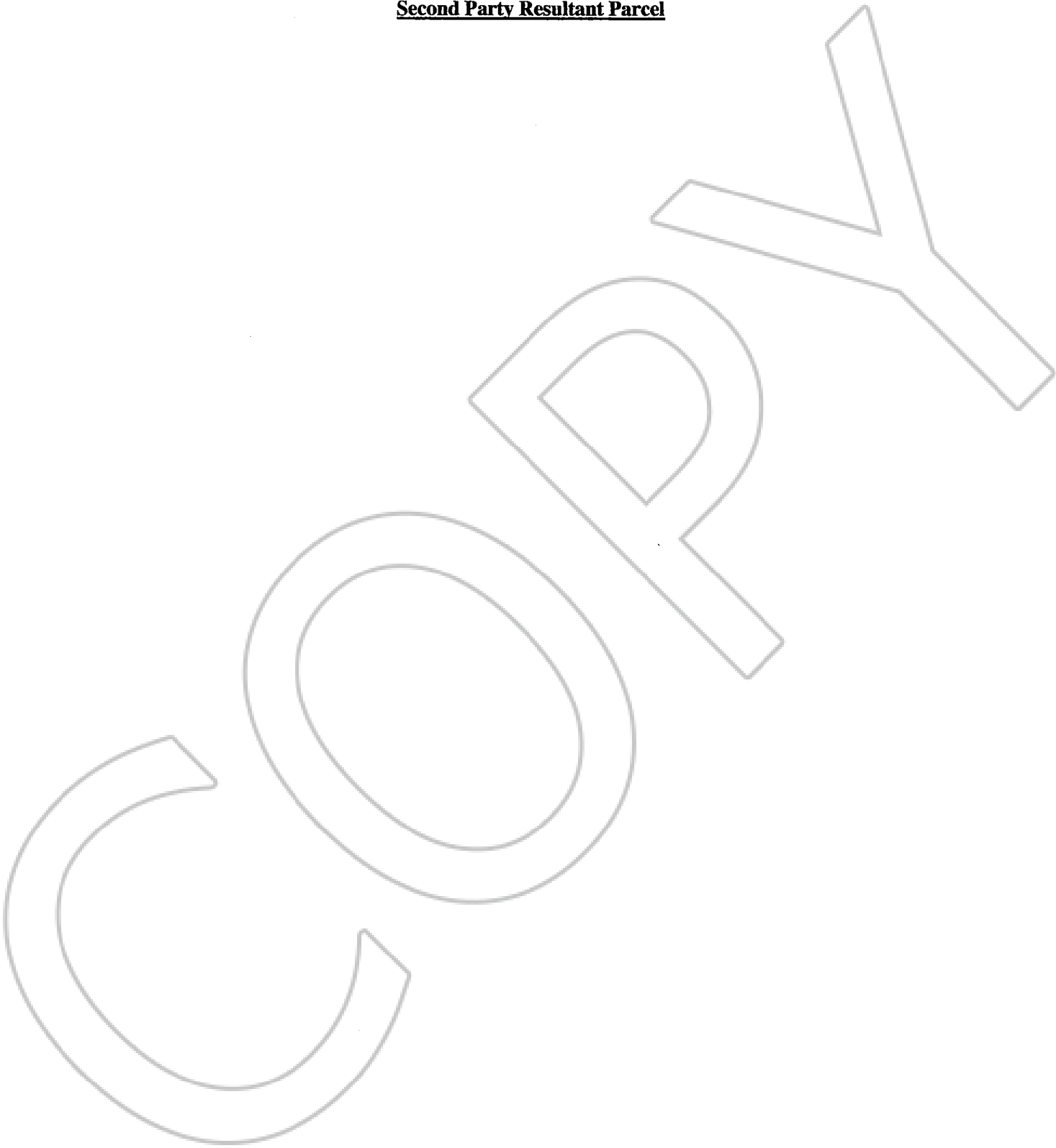
The Basis of Bearing for this description is based upon that Record of Survey filed for record as document number 224037, as measured between found monuments, being the bearing N  $00^{\circ}58'07''$  E.

Note: 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



**Attachment 'D'**  
**Second Party Resultant Parcel**



February 13, 2018  
Job No.17078

**DESCRIPTION  
SHORT RESULTANT**

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

All that portion of Section 10, Township 14 North, Range 18 East, M.D.M., being more particularly described as follows:

All that portion of that Correction, Grant, Bargain Sale Deed, filed for record on February 13, 2008 as Document Number 0718008, also known as the "Short Property", as shown on that Parcel Map of the Short Tract, filed for record on December 24, 1973 as Document Number 70844, more particularly described as follows:

Beginning at the Northeast corner of said "Short Property",  
thence South  $01^{\circ}07'55''$  East 96.22 feet (cited South  $00^{\circ}57'31''$  East 96.08 feet per said Document Number 0718008);  
thence South  $89^{\circ}02'29''$  West 574.84 feet;  
thence North  $46^{\circ}45'29''$  East 38.92 feet;  
thence North  $47^{\circ}05'52''$  East 55.84 feet (cited North  $47^{\circ}23'48''$  East 55.97 feet per said Document Number 0718008);  
thence North  $10^{\circ}19'07''$  East 33.35 feet;  
thence North  $89^{\circ}02'29''$  East 497.70 feet to the Point of Beginning.

Together with All that portion of the Postmistress Properties, LLC Resultant per that Boundary Line Adjustment Deed, recorded April 18, 2017 as Document Number 2017-897486, more particularly described as follows:

Beginning at the Northeast corner of said "Short Property",  
thence South  $89^{\circ}02'29''$  West 110.00 feet;  
thence North  $01^{\circ}28'07''$  East 10.01 feet;  
thence North  $89^{\circ}02'29''$  East 110.00 feet;  
thence South  $01^{\circ}28'07''$  West 10.01 feet to the Point of Beginning.

Excepting therefrom all that portion of said "Short Property",

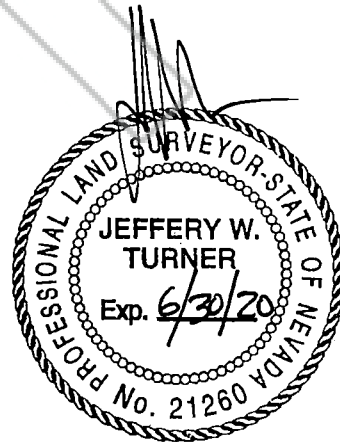
Beginning at a Point that bears South 89°02'29" West 187.83 feet from the Northeast corner of said "Short Property",  
thence South 00°57'31" East 10.00 feet;  
thence South 89°02'29" West 110.00 feet;  
thence North 00°57'31" West 10.00 feet;  
thence North 89°02'29" East 110.00 feet to the Point of Beginning.

Containing 50,663 square feet, more or less.

The Basis of Bearing for this description is based upon that Record of Survey filed for record as document number 224037, as measured between found monuments, being the bearing N 00°58'07" E.

Note: 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) 1418-10-802-009  
 b) 1418-10-702-007  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

## 2. Type of Property:

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

### FOR RECORDERS OPTIONAL USE ONLY

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 3. Total Value/Sales Price of Property:

\$ 20,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$ 20,000.00  
 Real Property Transfer Tax Due: \$ 78.00

## 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_  
 \_\_\_\_\_

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 Agent  
 Signature [Signature] Capacity Agent

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Postmistress Properties LLC  
 Address: 8400 S. Jones Boulevard  
 City: Las Vegas  
 State: NV Zip: 89139

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Hillary H. Marble, Successor Trustee  
 Address: 300 Caldecott Lane #111  
 City: Oakland  
 State: CA Zip: 94618

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Karin Hoida / Basin Strategies Escrow # \_\_\_\_\_  
 Address: 1046 Lucerne Way  
 City: Incline Village State: NV Zip: 89451

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)