

A.P.N. 1320-30-702-026
1320-30-702-023



KAREN ELLISON, RECORDER

R.P.T.T. #3

Mail Tax Statements To:
Same as Below
When Recorded Mail To:

Edward James Bischofberger, Trustee
1227 Golden Eagle Court
Gardnerville, NV 89410

BOUNDARY LINE ADJUSTMENT
GRANT, BARGAIN, SALE DEED

COMES NOW, And Away They Go, LLC, a Nevada limited liability company as owner of that piece or parcel of land described in document recorded November 17, 2014 as Document No. 2014-852862, Official Records of Douglas County, State of Nevada, **FIRST PARTY,**

Edward James Bischofberger, Trustee of the Edward James Bischofberger Trust Agreement dated **December 11, 2002** as owner of that piece or parcel of land described in document recorded May 9, 2014 in Book 514, Page 1810 as Document No. 842249, Official Records of Douglas County, State of Nevada, **SECOND PARTY,**


WITNESSETH

THAT THE PARTIES, as owners of adjacent and abutting parcels of land, for good and valuable consideration, do by these presents desire to adjust the boundary lines between said parcels pursuant to NRS 278.461 4 (c), said parcels situate within a portion of Section 30, Township 13 North, Range 20 East, M.D.M. Douglas, State of Nevada, being **Assessor's Parcel No.'s** 1320-30-702-026 and 1320-30-702-023

NOW THEREFORE, the **FIRST PARTY** does by these presents, grant, bargain, sell and convey to the **SECOND PARTY,** all lands necessary to effectuate this boundary line adjustment, so that the adjusted parcel of land owned by the **FIRST PARTY** shall be described in **EXHIBIT "A"** and the land owned by the **SECOND PARTY** shall be described in **EXHIBIT "B"** attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, THE PARTIES have caused these presents to be executed
this 12 day of January, 2019.

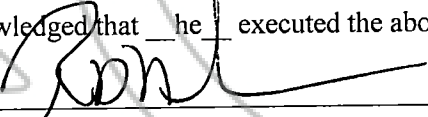
And Away They Go, LLC,
A Nevada Limited liability company


By: Michael E. Pegram

STATE OF NEVADA)
COUNTY OF Douglas)

On 1/22/19 personally appeared before me, a Notary
Public, Michael E. Pegram

who acknowledged that he executed the above instrument.

Signature 
(Notary Public)



1877-015
12/11/18

**AREA ADJUSTED FROM PARCEL 6 TO PARCEL 8
(from A.P.N. 1320-30-702-026 to A.P.N. 1320-30-702-023)**

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 Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at a point on the easterly right-of-way line of U.S. Highway 395 from which the southeast corner of Parcel 7 per the Record of Survey to support a Boundary Line Adjustment for Nevada Northwest, LLC filed for record June 29, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 704201, bears North 63°25'00" West, 413.70 feet;

thence along said easterly right-of-way line of U.S. Highway 395, North 63°25'00" West, 205.00 feet;

thence North 26°35'00" East, 267.70 feet to a 5/8" rebar with plastic cap, PLS 15225;

thence South 63°25'00" East, 86.77 feet to the **POINT OF BEGINNING**;

thence North 26°35'00" East, 26.51 feet;

thence North 70°23'23" East, 167.49 feet;

thence along the arc of a curve to the left, having a radius of 25.00 feet, central angle of 77°38'53", arc length of 33.88 feet and chord bearing and distance of North 31°33'56" East, 31.35 feet to a point on the westerly right-of-way line of Lucerne Street;

thence along said westerly right-of-way line of Lucerne Street, along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 486.76 feet, central angle of 07°06'35", arc length of 60.40 feet and chord bearing and distance of South 10°48'48" East, 60.36 feet to a found mag nail & washer in concrete, PLS 15225;

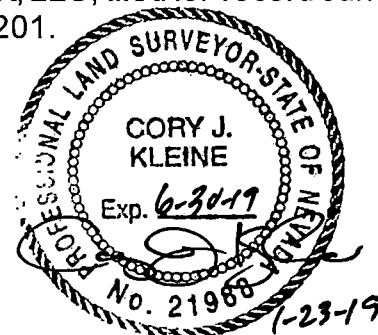
thence South 70°23'23" West, 131.17 feet to a 5/8" rebar with plastic cap, PLS 3209;

thence South 26°35'00" West, 36.00 feet;

thence North 63°25'00" West, 64.53 feet to the **POINT OF BEGINNING**, containing 8,472 square feet, more or less.

The Basis of Bearing of this description is South 63°25'00" East, being the southerly right-of-way line of Ironwood Drive as shown on the Record of Survey to support a Boundary Line Adjustment for Nevada Northwest, LLC, filed for record June 29, 2007 in said office of Recorder, as Document No. 704201.

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



ADJUSTED PARCEL 8
(Adjusted A.P.N. 1320-30-702-023)

1877-015
11/14/18

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 Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at a point on the easterly right-of-way line of U.S. Highway 395 from which the southeast corner of Parcel 7 per the Record of Survey to support a Boundary Line Adjustment for Nevada Northwest, LLC filed for record June 29, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 704201, bears North 63°25'00" West, 413.70 feet;

thence along said easterly right-of-way line of U.S. Highway 395, North 63°25'00" West, 205.00 feet;

thence North 26°35'00" East, 267.70 feet to a 5/8" rebar with plastic cap, PLS 15225;

thence South 63°25'00" East, 86.77 feet;

thence North 26°35'00" East, 26.51 feet;

thence North 70°23'23" East, 167.49 feet;

thence along the arc of a curve to the left, having a radius of 25.00 feet, central angle of 77°38'53", arc length of 33.88 feet and chord bearing and distance of North 31°33'56" East, 31.35 feet to a point on the westerly right-of-way line of Lucerne Street;

thence along said westerly right-of-way line of Lucerne Street, along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 486.76 feet, central angle of 07°06'35", arc length of 60.40 feet and chord bearing and distance of South 10°48'48" East, 60.36 feet to a found mag nail & washer in concrete, PLS 15225;

thence South 70°23'23" West, 131.17 feet to a 5/8" rebar with plastic cap, PLS 3209;

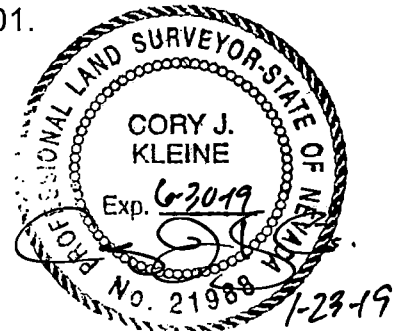
thence South 26°35'00" West, 95.00 feet to a 5/8" rebar with plastic cap, PLS 3209;

thence South 63°25'00" East, 53.70 feet;

thence South 26°35'00" West, 208.70 feet to the **POINT OF BEGINNING**, containing 1.38 acres or 60,181 square feet, more or less.

The Basis of Bearing of this description is South 63°25'00" East, being the southerly right-of-way line of Ironwood Drive as shown on the Record of Survey to support a Boundary Line Adjustment for Nevada Northwest, LLC, filed for record June 29, 2007 in said office of Recorder, as Document No. 704201.

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



State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY
Document/Instrument #: _____
Book: _____ Page: _____
Date of Recording: _____
Notes: _____

1. Assessor Parcel Number(s)
a) 1320-30-702-023
b) 1320-30-702-026
c) _____
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 _____

3. Total Value/Sale Price of Property: \$ 2,000.00
Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value \$ _____
Real Property Transfer Tax Due: \$ 7.80

4. If Exemption Claimed:
a. Transfer Tax Exemption, per NRS 375.090, Section: ~~78~~
b. Explain Reason for Exemption: This Deed is being recorded to establish the legal descriptions of record for the adjusted parcels pursuant to Record of Survey Boundary Line Adjustment recorded concurrently herewith

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 *[Handwritten Signature]* Capacity grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
Print Name: *Anda Way Hen Golle*
Address: *1627 Highway 395*
City: *Minden*
State: *NV* Zip: *89423*

BUYER (GRANTEE) INFORMATION
Print Name: *Edward James Bisnisberger*
Address: *1227 Golden Eagle*
City: *Gardnerville*
State: *NV* Zip: *89410*

COMPANY/PERSON REQUESTING RECORDING
Print Name: *R.O. Anderson Engineering, Inc.*
Address: *1603 Emerald Avenue*
City: *Minden* State: *NV* Zip: *89444*