

A.P.N.'s 1319-10-401-006 &
1319-15-000-042



When Recorded, return to
Lisa A Lekumberry
P O Box 72
Genoa, NV 89411

KAREN ELLISON, RECORDER

E03

BOUNDARY LINE ADJUSTMENT
DEED

COMES NOW, RANCH NO. 1 LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP, as owner of Parcel 3 as shown on that certain Parcel Map No 1 for Ranch No 1 Limited Partnership recorded as File No 2017-906761 on November 9, 2017, in the Official Records of the County of Douglas, State of Nevada, **FIRST PARTY**, and **RANCH NO. 1 LIMITED PARTNERSHIP, A NEVADA LIMITED PARTNERSHIP** as owner of Parcel 6 as shown in that certain Parcel Map No 2 for Ranch No 1 Limited Partnership recorded as File No 2017-906762 on November 9, 2017, in the Official Records of the County of Douglas, State of Nevada, **SECOND PARTY**, and enter into this indenture as of the 21st day of February, 2019

WITNESSETH

THAT THE PARTIES, as owners of adjacent and abutting parcels of land, for good and valuable consideration, does by these presents desire to adjust the boundary lines between said parcels pursuant to NRS 278 461 5 (c), said parcels situate within a portion of the South One-Half (S 1/2) of Section Ten (10), and a portion of the North One-Half (N 1/2) of Section Fifteen (15), Township Thirteen (13) North, Range Nineteen (19) East, Mount Diablo Meridian, County of Douglas, State of Nevada, being current Assessor's Parcel Numbers 1319-10-401-006 and 1319-15-000-042

NOW THEREFORE, the **SECOND PARTY** do by these presents, quitclaim, bargain, and convey to the **FIRST PARTY**, all lands necessary to effect this boundary line adjustment, so that the parcel of land owned by the **FIRST PARTY** shall be described as **PARCEL 3A**, and the parcel of land owned by the **SECOND PARTY** shall be described as **PARCEL 6A**, in EXHIBIT "A", attached hereto and incorporated herein by reference

IN WITNESS WHEREOF, THE PARTIES have caused these presents to be executed the day and year first above written

FIRST PARTY & SECOND PARTY

Lisa A. Lekumberry

Lisa A Lekumberry, General Partner
Ranch No 1 Limited Partnership, A Nevada Limited Partnership

STATE OF NEVADA)

COUNTY OF *Carson*)

On this 21st day of February, 2019, before me, the undersigned, a Notary Public in and for said state, Lisa A Lekumberry, as General Partner of Ranch No 1 Limited Partnership, a Nevada Limited Partnership, Personally appeared to me on the basis of satisfactory evidence to be the person who executed the above instrument for the purposes herein stated

Witness my hand and official seal

Signature
(Notary Public)

L Peterson

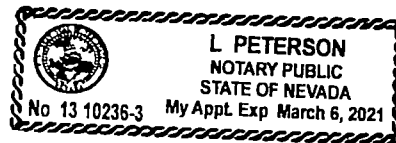


EXHIBIT "A"

JN 7477.005

PARCEL 3A

All that certain real property being all of Parcel 3 as shown on that certain Parcel Map No. 1 for Ranch No. 1 Limited Partnership recorded as File No. 2017-906761 on November 9, 2017, in the Official Records of the County of Douglas, State of Nevada, together with a portion of Parcel 6 as shown in that certain Parcel Map No. 2 for Ranch No. 1 Limited Partnership recorded as File No. 2017-906762 on November 9, 2017, in the Official Records of the County of Douglas, State of Nevada, situate within a portion of the South One-Half (S 1/2) of Section Ten (10), Township Thirteen (13) North, Range Nineteen (19) East, Mount Diablo Meridian, County of Douglas, State of Nevada more particularly described as follows:

BEGINNING at the Northwest corner of said Parcel 3;

THENCE along the northerly line of said Parcel 3, South 86°34'15" East, 278.44 feet to the northeast corner of said Parcel 3 and the centerline of the private access easement shown as Trimmer Court on said Parcel Map No. 1;

THENCE along said centerline, South 00°38'39" West, 547.73 feet to the beginning of a curve to the right, having a radius of 150.00 feet;

THENCE continuing along said centerline, along said curve, a distance of 161.22 feet, through a central angle of 61°34'59";

THENCE continuing along said centerline, South 62°13'38" West, 29.84 feet to the easterly right-of way of State Route 206;

THENCE along said right-of way line, North 27°46'22" West, 364.59 feet to a westerly corner of said Parcel 6;

THENCE along the westerly line of said Parcel 6 and continuing along the westerly line of said Parcel 3, North 00°40'51" East, 386 72 feet to the **POINT OF BEGINNING** and the end of this description

Containing 3.74 acres, more or less.

PARCEL 6A

All that certain real property being a portion of Parcel 6 as shown on that certain Parcel Map No. 2 for Ranch No 1 Limited Partnership recorded as File No. 2017-906762 on November 9, 2017, in the Official Records of the County of Douglas, State of Nevada, situate within a portion of the South One-Half (S 1/2) of Section Ten (10), and a portion of the North One-Half (N 1/2) of Section Fifteen (15), Township Thirteen (13) North, Range Nineteen (19) East, Mount Diablo Meridian, County of Douglas, State of Nevada more particularly described as follows:

BEGINNING at the southerly corner of said Parcel 6, said point also lying on the easterly right-of-way of State Route 206;

THENCE along said easterly right-of-way of State Route 206, North 27°46'22" West, 2400.81 feet to the centerline of the private access easement shown as Trimmer Court on said Parcel Map No. 2;

THENCE along said centerline, North 62°13'38" East, 29.84 feet to the beginning of a curve to the left, having a radius of 150.00 feet;

THENCE continuing along said centerline, along said curve, 161.22 feet, through a central angle of 61°34'59";

THENCE continuing along said centerline, North 00°38'39" East, 143.13 feet to the northerly line of said Parcel 6;

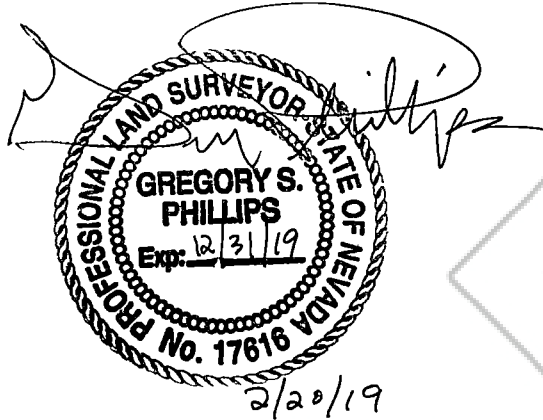
THENCE leaving said centerline and along the northerly, easterly, and southerly lines of said Parcel 6, the following eight (8) courses and distances;

1. South 85°31'21" East, 218.09 feet;
2. North 31°54'12" East, 71.64 feet;
3. North 00°38'39" East, 51.74 feet;
4. South 59°39'21" East, 3,171.81 feet;
5. South 00°29'19" West, 665.05 feet;
6. North 89°36'15" West, 658.07 feet;
7. North 89°36'23" West, 1,316.31 feet;
8. South 00°34'54" West, 254.03 feet to the **POINT OF BEGINNING** and the end of this description.

Containing 88.20 acres, more or less.

The **BASIS OF BEARING** for these descriptions is based upon the Nevada Coordinate System of 1983, West Zone, NAD 83/94.

Prepared by
Lumos & Associates, Inc.



Gregory S Phillips, P.L.S 17616
308 North Curry St., Suite 200
Carson City, NV 89703

State of Nevada Declaration of Value

1 Assessor Parcel Number(s)

- a) 1319-10-401-006
- b) 1319-15-000-042
- 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 _____

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

3 Total Value/Sale Price of Property

\$ N/A _____

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value \$ _____

Real Property Transfer Tax Due. \$ N/A _____

4 If Exemption Claimed:

- a Transfer Tax Exemption, per NRS 375 090, Section #3
- b Explain Reason for Exemption **This Deed is being recorded to establish the legal descriptions of record for the adjusted parcel(s) pursuant to the 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 *Lisa Lekumberry* Capacity – General Partner, Ranch No. 1, LP

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

Print Name Lisa A. Lekumberry, General Partner
 Address P O Box 72
 City Genoa
 State NV Zip 89411

BUYER (GRANTEE) INFORMATION

Print Name Same
 Address _____
 City _____
 State _____ Zip _____

COMPANY/PERSON REQUESTING RECORDING

Print Name Lumos & Associates, Inc
 Address 308 N Curry, Suite 200
 City Carson City State NV Zip 89703