

APN 1221-00-001-008 & 009

RECORDING REQUESTED BY

Dorea Shoemaker & Rodney Shoemaker
3000 Pinenutl Rd
Gardnerville, NV 89410

AFTER RECORDATION, RETURN BY MAIL TO

Dorea Shoemaker & Rodney Shoemaker
3000 Pinenutl Rd
Gardnerville, NV 89410



KAREN ELLISON, RECORDER

E07

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, SIERRA SPIRIT RANCH, LLC, a Nevada Limited Liability Company, in consideration of \$10 00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to Grantee, DOREA DAWN SHOEMAKER and RODNEY SCOTT SHOEMAKER, Trustees of the RODNEY AND DOREA SHOEMAKER TRUST dated October 15, 2015, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows

SEE EXHIBITS "A" AND "B" ATTACHED HERETO AND MADE A PART HEREOF FOR THE LEGAL DESCRIPTIONS OF THE ADJUSTED PARCELS

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

SIERRA SPIRIT RANCH, LLC

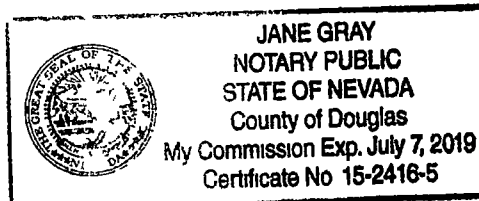
BY *Dorea Shoemaker*
Dorea Shoemaker, Manager

BY *Rodney Shoemaker*
Rodney Shoemaker, Manager

STATE OF NEVADA)
) ss
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 1 day of April, 2019, by Dorea Shoemaker and Rodney Shoemaker

Jane Gray
Notary Public



2760-001
03/8/19

DESCRIPTION
AREA ADJUSTED FROM PARCEL 2 TO PARCEL 1
(from A.P.N. 1221-00-001-008 to A.P.N. 1221-00-001-009)

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

A parcel of land located within the southwest one-quarter of the southwest one-quarter (SW1/4SW1/4) of Section 13, Township 12 North, Range 21 East, Mount Diablo Meridian, more particularly described as follows

BEGINNING at the northwest corner of the S Jacobsen parcel per the Parcel Map for Norman C & Jeanette Robinson, filed for record December 22, 1978 in the office of Recorder, Douglas County, Nevada as Document No 28432,

thence along the north line of said Jacobsen parcel, North 89°22'41" East, 666 64 feet,

thence South 00°13'16" West, 337 32 feet,

thence North 89°37'29" East, 665 80 feet,

thence South 00°21'20" West, 280 11 feet,

thence South 89°37'29" West, 684 00 feet,

thence South 59°12'47" West, 752 94 feet,

thence North 00°05'05" East, 995 70 feet to the **POINT OF BEGINNING**,
containing 16 52 acres, more or less

The basis of bearings for this description is the west line of the southwest one-quarter (SW1/4) of Section 13 as shown on the Parcel Map for Norman C & Jeanette Robinson, filed for record December 22, 1978 in the office of Recorder, Douglas County, Nevada as Document No 28432

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

- 1 Assessor Parcel Number(s)
 - a) 1221-00-001-008
 - b) 1221-00-001-009
 - 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	
BOOK _____	PAGE _____
DATE OF RECORDING <u>4/13/19</u>	
NOTES <u>Verified Grant #B</u>	

- 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 # 7
 - b Explain Reason for Exemption Transfer to Trust w. without Consideration

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 Rodney Shoemaker Capacity Grantor

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name Sierra Spirit Ranch, LLC
 Address 3000 Pinenut Road
 City Gardnerville
 State NV Zip 89410

Print Name The Rodney & Dorea Shoemaker Trust
 Address 300 Pinenut Road
 City Gardnerville
 State NV Zip 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name _____ Escrow # _____
 Address _____
 City _____ State _____ Zip _____

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