

APN: 1220-03-301-001

**RECORDING REQUESTED BY**

Gardnerville Water Company,  
A Nevada non-profit Corporation  
1579 Virginia Ranch Road  
Gardnerville, NV 89410

**MAIL TAX STATEMENTS TO:**

Gardnerville Water Company,  
A Nevada non-profit Corporation  
1579 Virginia Ranch Road  
Gardnerville, NV 89410

DOUGLAS COUNTY, NV

2019-928787

Rec:\$35.00

Total:\$35.00

05/08/2019 01:08 PM

RO ANDERSON

Pgs=5



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KAREN ELLISON, RECORDER

E03

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

The undersigned grantor declares documentary transfer tax is: \$ \_\_\_\_\_

**GRANT, BARGAIN, AND SALE DEED**

**(BOUNDARY LINE ADJUSTMENT)**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Gardnerville Water Company, a Nevada non-profit Corporation, ("Grantor"), does hereby GRANT, BARGAIN, SELL, and CONVEY to Gardnerville Water Company, a Nevada non-profit Corporation, ("Grantee") all of its right, title and interest in that certain real property located in the County of Douglas, State of Nevada, and more specifically described in the attached *Exhibit A*.

TOGETHER WITH the tenements, hereditaments and appurtenances belonging thereto or appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD said premises, with the appurtenances, unto said Grantee and

Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, this instrument is executed this 25 day of April 2019.

Gardnerville Water Company

By: Mark Lovelady  
Mark Lovelady, General Manager

State of Nevada )

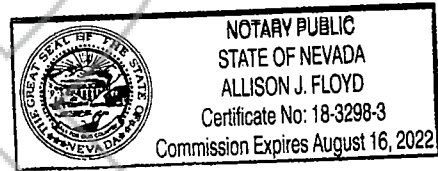
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County of Douglas )

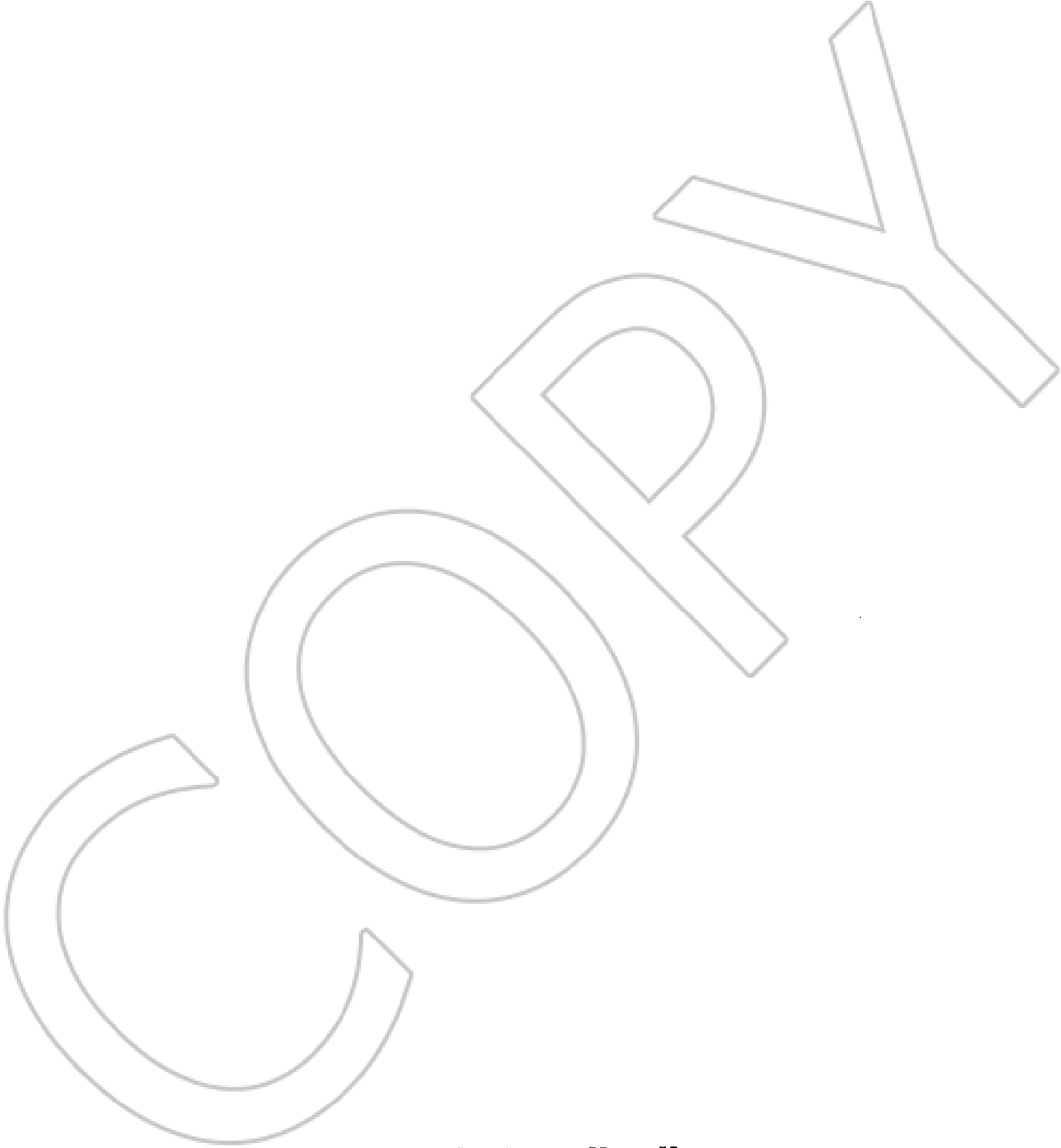
On the 25 day of April 2019, before me, a notary public, personally appeared Mark Lovelady who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature Mark Lovelady (Seal)



**Exhibit "A"**



**Exhibit "A"**

**DESCRIPTION  
ADJUSTED PARCEL 3  
(ADJUSTED A.P.N. 1220-03-301-001)**

0020-018  
03/20/19

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

A parcel of land lying within portions of the Northwest one-quarter (NW1/4) & Southwest one-quarter (SW1/4) of Section 3, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

**BEGINNING** at the southwest corner of Adjusted Parcel 3 as shown on the Record of Survey to Support A Boundary Line Adjustment for Herbig Properties Limited and Crestmore Village Apartments Limited Partnership, filed for record January 21, 1998 in the office of Recorder, County of Douglas, State of Nevada as Document No. 430887;

thence North 00°39'29" East, 101.97 feet;

thence North 37°48'28" East 24.22 feet;

thence along the arc of a curve to the left, having a radius of 150.00 feet, central angle of 37°26'52", arc length of 98.04 feet and chord bearing and distance of North 19°05'02" East, 96.30 feet;

thence North 00°21'36" East, 228.03 feet to the northwest corner of said

Adjusted Parcel 3;

thence along the boundaries of said Adjusted Parcel 3 the following courses:

South 84°09'09" East, 229.72 feet;

South 66°48'16" East, 33.08 feet;

South 02°23'56" East 422.11 feet;

North 86°36'53" West, 48.56 feet;

thence North 33°36'41" West, 37.56 feet;

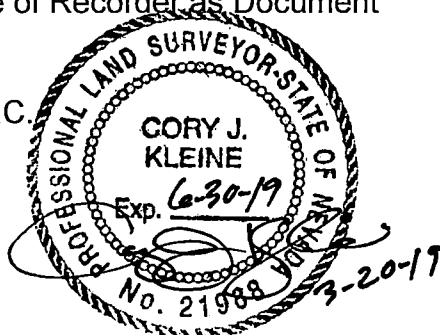
thence North 86°36'53" West, 181.04 feet;

thence South 54°00'27" West 47.29 feet to a point on said boundary of Adjusted Parcel 3;

thence along said boundary of Adjusted Parcel 3, North 86°36'53" West, 22.59 feet to the **POINT OF BEGINNING**, containing 2.63 acres, more or less.

The Basis of Bearings of this description is South 00°23'56" East, the east line of Adjusted Parcel 3 as shown on the Record of Survey to Support A Boundary Line Adjustment for Herbig Properties Limited and Crestmore Village Apartments Limited Partnership, filed for record January 21, 1998 in said office of Recorder as Document No. 430887.

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



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1220-03-301-001
  - b) \_\_\_\_\_
  - 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'/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other \_\_\_\_\_

|  |            |
|--|------------|
| <b>FOR RECORDERS OPTIONAL USE ONLY</b> |            |
| 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: Conveys true ownership following boundary line adjustment. RPTT paid on property transferred through other transaction. #928786

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 Mark Lovelady Capacity General Manager

Signature \_\_\_\_\_ Capacity General Manager

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

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

Print Name: Gardnerville Water Company  
 Address: 1579 Virginia Ranch Road  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Gardnerville Water Company  
 Address: 1579 Virginia Ranch 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)