

APN's:  
1419-10-001-002 &  
1419-10-001-003



KAREN ELLISON, RECORDER

E03

When recorded, return to:  
Manhard Consulting, Ltd.  
Attn: Jerry Juarez, PLS  
241 Ridge Street, #400  
Reno, Nevada 89501

**BOUNDARY LINE ADJUSTMENT – QUITCLAIM DEED**

This Boundary line Adjustment Quitclaim Deed is made this 10<sup>th</sup> day of December, 2019, by **CLEAR CREEK GOLF, LLC**, a Delaware Limited Liability Company as **GRANTOR** and **GRANTEE**, as applicable with reference to the following facts, and is as follows:

**RECITALS:**

**A. GRANTOR** is the present owner of that certain real property situate in Douglas County, Nevada, being more particularly described as follows:

See **EXHIBIT "A"** attached hereto and incorporated herein by reference

**B. GRANTEE** is the present owner of that certain real property situate in Douglas County, Nevada, being more particularly described as follows:

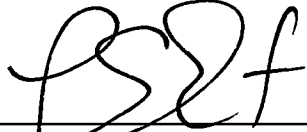
See **EXHIBIT "B"** attached hereto and incorporated herein by reference

**C. GRANTOR** and **GRANTEE** share a common boundary line, and desire to adjust such common boundary line without creating a new parcel.

**NOW, THEREFORE**, for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged by **GRANTOR** and **GRANTEE**, said **GRANTOR** for the purposes of adjusting the common boundary line between said **GRANTEE'S** and **GRANTOR'S** parcel does hereby grant, bargain and sell to **GRANTEE** the lands necessary to adjust the common lines between said parcels such that the resulting parcel for the **GRANTOR** is described in the attached **EXHIBIT "C"** described as **PARCEL 15-A** the **GRANTEE** is described as **PARCEL 16-A**. The results of this adjustment are graphically shown on a Record of Survey in support of a Boundary Line Adjustment map being recorded concurrently herewith.

GRANTOR & GRANTEE

CLEAR CREEK GOLF, LLC, a Delaware Limited Liability Company

By: 

Print Name: Leisha Ehlert


Print Title: Authorized Representative

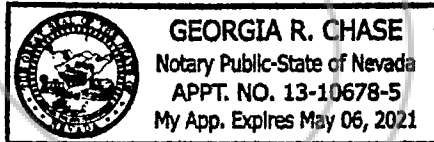
STATE OF NEVADA )

COUNTY OF DOUGLAS )

SS

This instrument was acknowledged before me on 12/10, 2019, by Leisha Ehlert as Authorized Representative of Clear Creek Golf Course, LLC a Delaware Limited Liability Company.

  
Notary Public



**EXHIBIT "A"**

**DESCRIPTION OF CURRENT PROPERTY  
APN 1419-10-001-003**

**CLEAR CREEK GOLF, LLC**

A parcel of land situate in the North One-Half (N 1/2) of the North One-Half (N 1/2) of Section Ten (Sec. 10), Township Fourteen North (T.14N.), Range Nineteen East (R.19E.), Mount Diablo Meridian (MDM), County of Douglas, State of Nevada, more particularly described as follows:

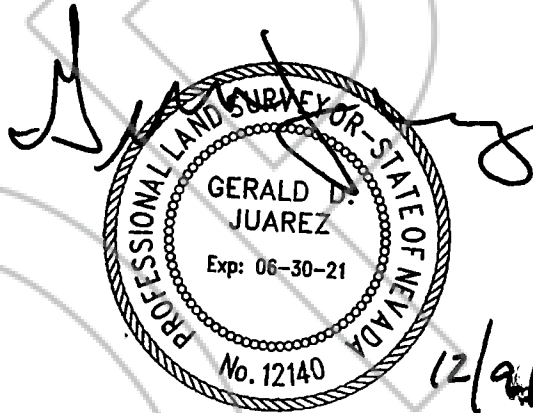
**BEING** Parcel 15 as shown on Record of Survey/Boundary Line Adjustment Document No. 725936 recorded June 27, 2008 in the Douglas County, Nevada recorder's office.

Containing 15.33 acres, more or less.

Gerald D. Juarez  
Nevada PLS 12140  
For and on behalf of



241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501  
(775) 321-6528



12/9/19

**EXHIBIT "B"**

**DESCRIPTION OF CURRENT PROPERTY  
APN 1419-10-001-002**

**CLEAR CREEK GOLF, LLC**

A parcel of land situate in the North One-Half (N 1/2) of the North One-Half (N 1/2) of Section Ten (Sec. 10), and the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of Section Three (Sec. 3), Township Fourteen North (T.14N.), Range Nineteen East (R.19E.), Mount Diablo Meridian (MDM), County of Douglas, State of Nevada, more particularly described as follows:

**BEING** Parcel 16 as shown on Record of Survey/Boundary Line Adjustment Document No. 725936 recorded June 27, 2008 in the Douglas County, Nevada recorder's office.

Containing 6.80 acres, more or less.

Gerald D. Juarez  
Nevada PLS 12140  
For and on behalf of



241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501  
(775) 321-6528



12/9/19

## EXHIBIT "C"

### LEGAL DESCRIPTION

### ADJUSTED PARCELS

#### PARCEL 15-A

A parcel of land situate within the North One-Half (N 1/2) of the North One-Half (N 1/2) of Section Ten (Sec.10), Township Fourteen North (T.14N.), Range Nineteen East (R.19E.), Mount Diablo Meridian (M.D.M.), County of Douglas, State of Nevada, being more particularly described as follows:

**BEGINNING** at the Northwest Corner (NW Cor) of Parcel 15 as shown on Record of Survey/Boundary Line Adjustment Document No. 725936 (ROS/BLA 725936) recorded June 27, 2008 in the Douglas County, Nevada recorder's office coincident with a point on the southerly line of that certain Private Access and Public utility easement per Document No. 725934 (PA&PUE 725934) and the southerly line of Parcel D as shown on the Final Map of Clear Creek Tahoe – Phase 1A & 1B, File No. 2016-890939 (FM 890939) recorded November 18, 2016 in the Douglas County, Nevada recorder's office;

**THENCE** departing said NW Cor and along the northerly line of said Parcel 15 coincident with the southerly line of said PA & PUE 725934 and the southerly line of said Parcel D the following six courses:

1. South  $86^{\circ}49'18''$  East, 309.87 feet to the beginning of a tangent curve to the left;
2. northeasterly, 257.30 feet along the arc of a 247.50 foot radius curve through a central angle of  $59^{\circ}33'55''$  to the point of reverse curvature;
3. northeasterly, 235.38 feet along the arc of a 277.50 foot radius curve through a central angle of  $48^{\circ}35'57''$  to a point of reverse curvature;
4. easterly, 160.98 feet along the arc of a 572.50 foot radius curve through a central angle of  $16^{\circ}06'40''$ ;
5. North  $66^{\circ}06'04''$  East, 140.48 feet to the beginning of a tangent curve to the right;
6. Northeasterly, 50.45 feet along the arc of a 627.50 foot radius curve through a central angle of  $4^{\circ}36'22''$  to the most north property corner (N Cor) on said Parcel 15 coincident with the most west property corner (W Cor) of Parcel 16 of said ROS/BLA 725936;

**THENCE** departing said N Cor and W Cor and said southerly line and along the northerly line of said Parcel 15 coincident with the westerly line of said Parcel 16. South  $69^{\circ}06'18''$  East, 215.22 feet;

**THENCE** departing said line, South  $50^{\circ}54'36''$  East, 237.32 feet;

**THENCE** South  $68^{\circ}16'17''$  East, 150.89 feet;

**THENCE** North  $82^{\circ}00'46''$  East, 157.96 feet to the Northeast Corner (NE Cor) of said Parcel 15 coincident with Southeast Corner (SE Cor) of said Parcel 16 also being a point on the westerly line of Parcel 4 of said ROS/BLA 725936;

**THENCE** departing said NE Cor and said SE Cor and along the easterly line of said Parcel 15 coincident said westerly line, South  $51^{\circ}38'15''$  East, 230.44 feet;

**THENCE** South  $5^{\circ}03'22''$  East, 226.16 feet to the most north property corner (N Cor) of Lot 6 of said FM 890939;

**THENCE** departing said N Cor and along the southerly line of said Parcel 15 coincident with the northerly line of said Lot 6 the following four (4) courses:

1. South  $52^{\circ}11'03''$  West, 126.80 feet;
2. North  $89^{\circ}59'02''$  West, 139.18 feet;
3. North  $45^{\circ}36'05''$  West, 167.23 feet;
4. North  $66^{\circ}27'30''$  West, 234.48 feet to the Northwest Corner (NW Cor) of said Lot 6 coincident with the Northeast Corner (NE Cor) of Lot 5 of said FM 890939;

**THENCE** departing said NW Cor and said NE Cor and continuing along said southerly line coincident with the northerly line of said Lot 5 the following two (2) courses:

1. North  $66^{\circ}27'30''$  West, 312.33 feet;
2. South  $75^{\circ}01'43''$  West, 298.59 feet to the Northwest Corner (NW Cor) of said Lot 5 coincident with the Northeast Corner (NE Cor) of Lot 2 of said FM 890939;

**THENCE** departing said NW Cor and said NE Cor and continuing along said southerly line coincident with the northerly line of said Lot 2, South  $75^{\circ}01'43''$  West, 400.19 feet to a point on the northerly line of said Lot 2, also being the beginning of a non-tangent curve to the right, a tangent line to said beginning bears South  $18^{\circ}00'42''$  West;

**THENCE**, 416.92 feet along the arc of a 210.00 foot radius curve through a central angle of  $113^{\circ}45'03''$  to the Northwest Corner (NW Cor) of said Lot 2 coincident with the Southeast Corner (SE Cor) of Lot 1 of said FM 890939;

**THENCE** departing said NW Cor and said SE Cor and along the westerly line of said Parcel 15 coincident with the easterly line of said Lot 1 and along the last mentioned curve 79.62 feet through a central angle of  $21^{\circ}43'20''$ ;

**THENCE** along said westerly and easterly line, North  $2^{\circ}48'16''$  West, 247.01 feet to the **POINT OF BEGINNING.**

Containing 14.75 acres, more or less.

#### **PARCEL 16-A**

A parcel of land situate within the North One-Half (N 1/2) of the North One-Half (N 1/2) of Section Ten (Sec. 10) and the Southwest One-Quarter (SW 1/4) of the Southeast One-Quarter (SE 1/4) of Section Three (Sec. 3), Township Fourteen North (T.14N.), Range Nineteen East (R.19E.), Mount Diablo Meridian (M.D.M.), County of Douglas, State of Nevada, being more particularly described as follows:

**COMMENCING** at the Northwest Corner (NW Cor) of Parcel 15 as shown on Record of Survey/Boundary Line Adjustment Document No. 725936 (ROS/BLA 725936) recorded June 27, 2008 in the Douglas County, Nevada recorder's office coincident with a point on the southerly line of that certain Private Access and Public utility easement per Document No. 725934 (PA&PUE 725934) and the southerly line of Parcel D as shown on the Final Map of Clear Creek Tahoe – Phase 1A & 1B, File No. 2016-890939 (FM 890939) recorded November 18, 2016 in the Douglas County, Nevada recorder's office;

**THENCE** departing said NW Cor and along the northerly line of said Parcel 15 coincident with the southerly line of said PA & PUE 725934 and the southerly line of said Parcel D the following six courses:

3. South  $86^{\circ}49'18''$  East, 309.87 feet to the beginning of a tangent curve to the left;
4. northeasterly, 257.30 feet along the arc of a 247.50 foot radius curve through a central angle of  $59^{\circ}33'55''$  to the point of reverse curvature;
5. northeasterly, 235.38 feet along the arc of a 277.50 foot radius curve through a central angle of  $48^{\circ}35'57''$  to a point of reverse curvature;
6. easterly, 160.98 feet along the arc of a 572.50 foot radius curve through a central angle of  $16^{\circ}06'40''$ ;
7. North  $66^{\circ}06'04''$  East, 140.48 feet to the beginning of a tangent curve to the right;
8. Northeasterly, 50.45 feet along the arc of a 627.50 foot radius curve through a central angle of  $4^{\circ}36'22''$  to the most north property corner (N Cor) on said Parcel 15 coincident with the most west property corner (W Cor) of Parcel 16 of said ROS/BLA 725936 to the **POINT OF BEGINNING**;

**THENCE** departing said N Cor and said W Cor and along the northerly line of said Parcel 16 coincident with said southerly line of PA & PUE 725934 the following five (5) courses:

1. Easterly, along the last mentioned curve, 346.80 feet through a central angle of  $31^{\circ}39'55''$  to the beginning of a reverse curve;
2. Northeasterly, 474.65 feet along the arc of a 222.50 foot radius curve through a central angle of  $122^{\circ}13'33''$  to the beginning of a reverse curve;
3. Northerly, 36.15 feet along the arc of a 427.50 foot radius curve through a central angle of  $4^{\circ}50'44''$  to the beginning of a compound curve;
4. Northeasterly, 43.11 feet along the arc of a 25.50 foot radius curve through a central angle of  $96^{\circ}51'28''$
5. North  $81^{\circ}51'00''$  East, 52.27 feet to the beginning of a tangent curve to the right also being the Southwest Corner (SW Cor) of Parcel 10 of said ROS/BLA 725936;

**THENCE** departing said SW Cor and along the northerly & easterly line of said Parcel 16 coincident with the southwesterly line of said Parcel 10 the following five (5) courses:

1. Easterly, 171.96 feet along the arc of a 177.50 foot radius curve through a central angle of  $55^{\circ}30'26''$  to the beginning of a reverse curve;
2. Southeasterly, 139.67 feet along the arc of a 322.50 foot radius curve through a central angle of  $24^{\circ}48'51''$ ;
3. South  $13^{\circ}45'40''$  West, 121.96 feet;
4. South  $22^{\circ}40'01''$  East, 186.87 feet;
5. South  $65^{\circ}01'02''$  East, 192.69 feet to the most south property corner (S Cor) of said Parcel 10 coincident with a point on the westerly line of Parcel 4 of said ROS/BLA 725936;

**THENCE** departing said S Cor and continuing along the easterly line of said Parcel 16 coincident with the westerly line of said Parcel 4, South 73°12'58" West, 486.50 feet;

**THENCE** departing said line the following three (3) courses:

1. South 82°00'46" West, 157.96 feet;
2. North 68°16'17" West, 150.89 feet;
3. North 50°54'36" West, 237.32 feet to the southerly line of said Parcel 16 coincident with the northerly line of the aforementioned Parcel 15;

**THENCE** along said line, North 69°06'18" West, 215.22 feet to the **POINT OF BEGINNING**.

Containing 7.37 acres, more or less.

**BASIS OF BEARINGS:** Identical to that of Record of Survey for Prim Holdings, Inc., Document No. 494257, recorded June 16, 2000 in the official records of Douglas County, Nevada.

#### **SURVEYOR'S CERTIFICATE**

I hereby certify that the attached description was prepared by me or under my direct supervision and is accurate to the best of my knowledge and belief.

Gerald D. Juarez  
Nevada PLS 12140  
For and on behalf of



241 RIDGE STREET, SUITE 400  
RENO, NEVADA 89501  
(775) 321-6528



12/9/19



STATE OF NEVADA  
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
  - a) 1419-10-001-002
  - b) 1419-10-001-003
  - 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 Golf Club House

<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: Boundary Line Adjustment - Same Owner

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 [Handwritten Signature] Capacity Agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Clear Creek Golf, LLC

Address: 199 Old Clear Creek Road

City: Carson City

State: Nevada      Zip: 89705

Print Name: SAME

Address: \_\_\_\_\_

City: \_\_\_\_\_

State: \_\_\_\_\_      Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Jerry Juarez      Escrow # \_\_\_\_\_

Address: 241 Ridge Street, Suite 400

City: Reno      State: Nevada      Zip: 89501

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