

APN: 1419-04-001-002
1419-04-001-003



KAREN ELLISON, RECORDER E03

Recording Requested and Mail To:
JENNIFER MAHE, ESQ.
MAHE LAW, LTD.
707 N. Minnesota Street, Suite D
Carson City, NV 89703

Affiant's Address/Mail Tax Statements To:
JAMES AND BARBARA ALEXANDER
85 Jeffrey Pine Lane
Carson City, NV 89705

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.230.

BOUNDARY LINE ADJUSTMENT DEED

THIS INDENTURE, made on February 5, 2020, by and between BARBARA K. ALEXANDER, TRUSTEE of the BKA FAMILY TRUST dated December 20, 2010, as to an undivided 90% interest; and JAMES W. ALEXANDER, TRUSTEE of the JWA FAMILY TRUST dated December 28, 2010, as to an undivided 10% interest (Grantor), and BARBARA K. ALEXANDER, TRUSTEE of the BKA FAMILY TRUST dated December 20, 2010, as to an undivided 90% interest; and JAMES W. ALEXANDER, TRUSTEE of the JWA FAMILY TRUST dated December 28, 2010, as to an undivided 10% interest (Grantee),

WITNESSETH:

That the Grantor is the owner of the two (2) parcels of real property located in Douglas County, Nevada and more particularly described in Exhibit "1" attached hereto and incorporated herein by this reference.

That the Grantor, in consideration of the sum of Ten and No/100 Dollars (\$10.00), lawful money of the United States, and other good and valuable consideration in hand paid by the

Grantee, the receipt whereof is hereby acknowledged, does by these presents grant, bargain, and sell to the Grantee, and to its successors and assigns, all that certain lot, piece, or parcel of land situated in Douglas County, State of Nevada, and more particularly described in Exhibit "2" attached hereto and incorporated herein by this reference to effectuate a boundary line adjustment between the two (2) parcels such that their legal description will be henceforth as identified on Exhibit "2".

EXPLICITLY EXCLUDING therefrom any appurtenant water rights or interests in water in any way related to the land.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, except water rights, and the reversion and reversions, remainder or remainders, rents, issues, and profits thereof.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, except water rights, unto the said Grantee and to its successors and assigns forever.

THIS DEED IS BEING PLACED OF RECORD FOR THE PURPOSE OF FACILITATING A BOUNDARY LINE ADJUSTMENT BETWEEN THE 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.

IN WITNESS WHEREOF, the Grantor has executed this conveyance the day and year first above written.

BKA FAMILY TRUST,
dated December 20, 2010

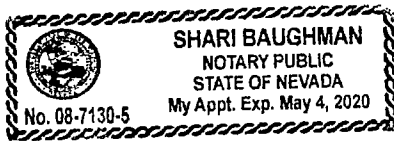
By: Barbara K. Alexander
BARBARA K. ALEXANDER, Trustee

JWA FAMILY TRUST,
dated December 28, 2010

By: James W. Alexander
JAMES W. ALEXANDER, Trustee

STATE OF NEVADA)
 : ss.
CARSON CITY)

On Feb. 5, 2020, personally appeared before me, a notary public, BARBARA K. ALEXANDER, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that she executed the foregoing Boundary Line Adjustment Deed.



Shari Baughman
NOTARY PUBLIC

STATE OF NEVADA)
 : ss.
CARSON CITY)

On Feb. 5, 2020, personally appeared before me, a notary public, JAMES W. ALEXANDER, personally known (or proved) to me to be the persons whose name is subscribed to the foregoing instrument, who acknowledged to me that he executed the foregoing Boundary Line Adjustment Deed.



Shari Baughman
NOTARY PUBLIC

EXHIBIT "1"

PARCEL 1A:

PARCEL 1, AS SET FORTH ON PARCEL MAP FOR JAMES W. ALEXANDER AND BARBARA K. ALEXANDER AND CHARLES M. SCHOTT JR., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 3, 1993, IN BOOK 593, OF OFFICIAL RECORDS AT PAGE 152, AS DOCUMENT NO. 306156.

PARCEL 2A:

TOGETHER WITH A PERMANENT EASEMENT FOR ACCESS AND PUBLIC UTILITY PURPOSES OVER THAT CERTAIN PARCEL AS DESCRIBED IN DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED ON SEPTEMBER 01, 1993 IN BOOK 993 AT PAGE 173 AS DOCUMENT NO. 316682, OFFICIAL RECORDS.

PARCEL 3A:

TOGETHER WITH A PERMANENT PRIVATE USE EASEMENT AND RIGHT-OF-WAY OVER THAT CERTAIN PARCEL AS DESCRIBED IN DOCUMENT ENTITLED "PRIVATE USE EASEMENT" RECORDED ON NOVEMBER 16, 2006 IN BOOK 1106 AT PAGE 6062 AS DOCUMENT NO. 688885, OFFICIAL RECORDS.

PARCEL 4A:

TOGETHER WITH AN ACCESS EASEMENT AS DESCRIBED IN DOCUMENT ENTITLED "ACCESS EASEMENT AGREEMENT" RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON OCTOBER 27, 2008 IN BOOK 1008 AT PAGE 4087 AS DOCUMENT NO. 731978, OFFICIAL RECORDS.

PARCEL 1B:

PARCEL 2, AS SET FORTH ON PARCEL MAP FOR JAMES W. ALEXANDER AND BARBARA K. ALEXANDER AND CHARLES M. SCHOTT JR., FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MAY 3, 1993, IN BOOK 593, OF OFFICIAL RECORDS AT PAGE 152, AS DOCUMENT NO. 306156.

PARCEL 2B:

TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER THOSE PARCELS OF LAND AS DESCRIBED IN DOCUMENT ENTITLED "EASEMENT DEED" RECORDED ON NOVEMBER 15, 2017 IN BOOK N/A AS DOCUMENT NO. 906960, OFFICIAL RECORDS.

EXHIBIT "2"

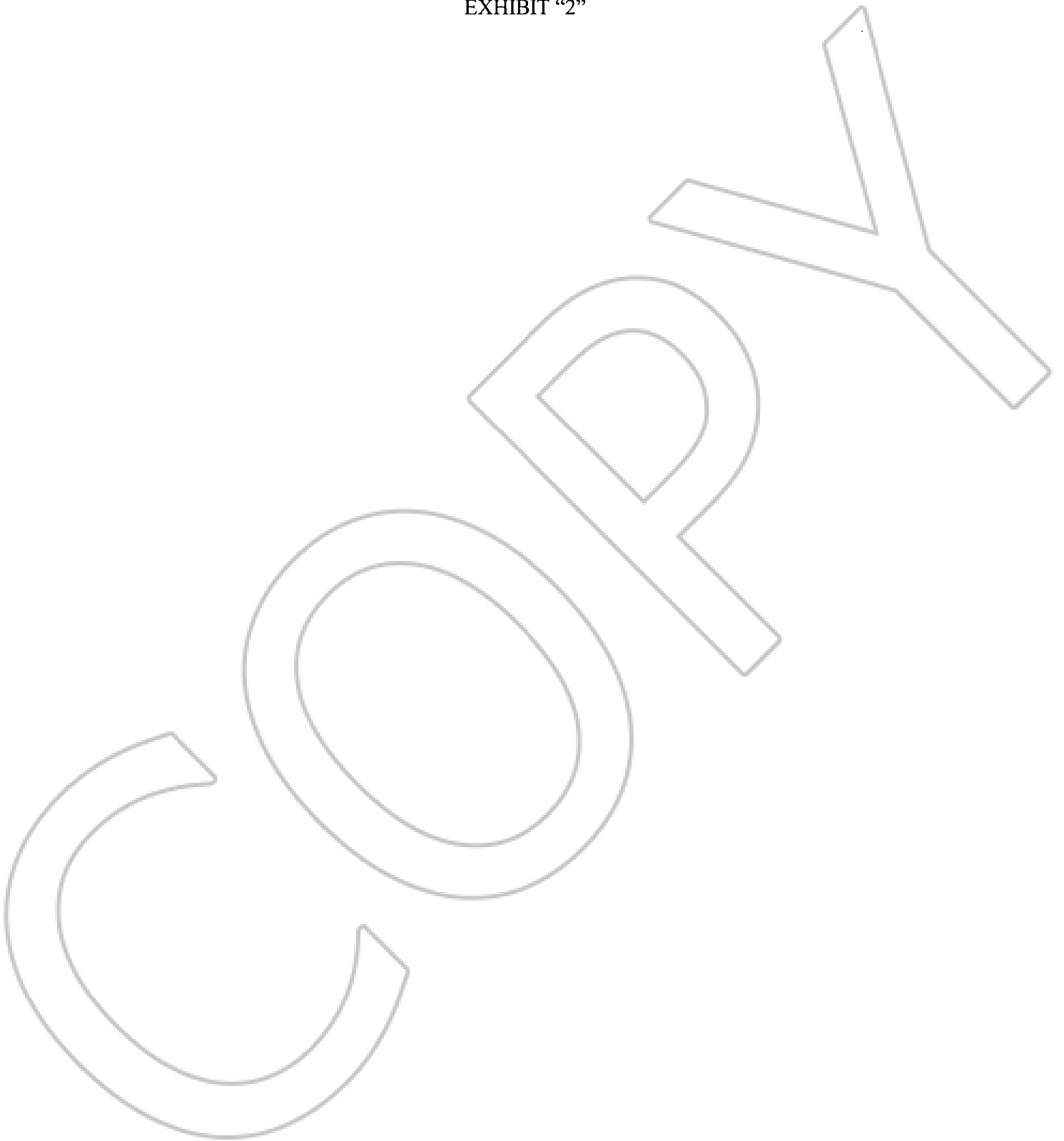


EXHIBIT
DESCRIPTION

ADJUSTED PARCEL ONE

A parcel of land within a portion of the Northeast One-Quarter of the Northwest One-Quarter of Section 4, Township 14 North, Range 19 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwest corner of Parcel 1 as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Schott Jr., Document No. 306156, of the Douglas County Recorder's Office, which point bears South 00°25'54" West, 660.46 feet from the West One-Sixteenth corner of said Section 4, as shown thereon;

Thence North 89°03'37" East along the Northerly boundary of said Parcel One, 227.60 feet;

Thence South 00°06'54" West, 424.29 feet;

Thence South 61°28'27" East, 666.33 feet;

Thence South 57°41'18" East, 58.52 feet;

Thence South 89°53'06" East, 330.75 feet, to a point on the Easterly boundary line of Parcel 2 as shown on said Document No. 306156;

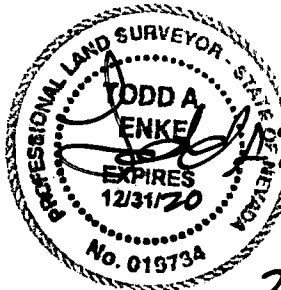
Thence continuing along the Easterly, Southerly and Westerly boundary lines of said Parcel 2, as shown on said Document No. 306156 and Adjusted Parcel One, the following seven courses:

- 1) South 42°28'32" West, 215.61 feet;
- 2) South 54°40'44" West, 595.00 feet;
- 3) North 27°20'03" West, 320.00 feet;
- 4) North 32°09'29" East, 325.00 feet;
- 5) North 64°52'48" West, 147.82 feet;
- 6) South 88°52'50" West, 454.91 feet;
- 7) North 00°06'54" East, 660.46 feet to the POINT OF BEGINNING;

Containing 10.01 Acres, more or less.

Basis of Bearing: The North line of the NE 1/4 of the NW 1/4 of Section 4, T.14 N., R.19 E., M.D.M. as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Schott Jr., filed for record May 3, 1993, Official Records of Douglas County, as Document No. 306156 (N 89°14'20" E).

Prepared by:
Todd A. Enke, Nevada PLS No. 19734
Resource Concepts, Inc.
340 N. Minnesota St.
Carson City, NV 89703
(775) 883-1600



2/5/20

EXHIBIT

DESCRIPTION

ADJUSTED PARCEL TWO

A parcel of land within a portion of the Northeast One-Quarter of the Northwest One-Quarter of Section 4, Township 14 North, Range 19 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the Northerly boundary line of Parcel 1 as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Schott Jr., Document No. 306156, of the Douglas County Recorder's Office, which point bears North 89°03'37" East, 227.60 feet from the Northwest corner thereof;

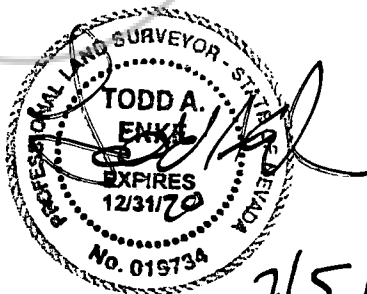
Thence North 89°03'37" East along the Northerly boundary line of Parcel 1 and Parcel 2 as shown on said Document No. 306156, 1,094.41 feet to the Northeast corner of Parcel 2;
Thence along the Easterly boundary line of said Parcel 2, South 00°25'56" West, 656.41 feet;

Thence continuing along said Easterly boundary line, South 42°28'32" West, 184.39 feet;
Thence departing said Easterly boundary line, North 89°53'06" West, 330.75 feet;
Thence North 57°41'18" West, 58.52 feet;
Thence North 61°28'27" West, 666.33 feet;
Thence North 00°06'54" East, 424.29 feet, to the POINT OF BEGINNING;

Containing 16.86 Acres, more or less.

Basis of Bearing: The North line of the NE 1/4 of the NW 1/4 of Section 4, T.14 N., R.19 E., M.D.M. as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Schott Jr., filed for record May 3, 1993, Official Records of Douglas County, as Document No. 306156 (N 89°14'20" E).

Prepared by:
Todd A. Enke, Nevada PLS No. 19734
Resource Concepts, Inc.
340 N. Minnesota St.
Carson City, NV 89703
(775) 883-1600



EXHIBIT

DESCRIPTION

TRANSFER PORTION - PARCEL ONE

A parcel of land within a portion of the Northeast One-Quarter of the Northwest One-Quarter of Section 4, Township 14 North, Range 19 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point which bears North 89°03'37" East, 227.60 feet from the Northwest corner of Parcel 1 as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Schott Jr., Document No. 306156, of the Douglas County Recorder's Office;

Thence North 89°03'37" East, along the Northerly boundary line of said Parcel One, 540.27 feet;

Thence South 00°06'54" West, along the Easterly boundary line of said Parcel 1, 135.41 feet;

Thence continuing along said Easterly line, South 39°38'44" West, 281.19 feet;

Thence South 00°06'54" West, 277.34 feet;

Thence North 61°28'27" West, 410.67 feet, to a point on the Northerly boundary line of said Parcel 1;

Thence North 00°06'54" East, along the said Northerly line, 424.29 feet to the POINT OF BEGINNING;

Containing 5.35 Acres, more or less.

Basis of Bearing: The North line of the NE 1/4 of the NW 1/4 of Section 4, T.14 N., R.19 E., M.D.M. as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Schott Jr., filed for record May 3, 1993, Official Records of Douglas County, as Document No. 306156 (N 89°14'20" E).

Prepared by:

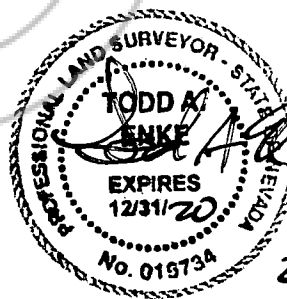
Todd A. Enke, Nevada PLS No. 19734

Resource Concepts, Inc.

340 N. Minnesota St.

Carson City, NV 89703

(775) 883-1600



2/5/20

EXHIBIT

DESCRIPTION

TRANSFER PORTION - PARCEL TWO

A parcel of land within a portion of the Northeast One-Quarter of the Northwest One-Quarter of Section 4, Township 14 North, Range 19 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the most Southerly corner of Parcel 2 as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Schott Jr., Document No. 306156, of the Douglas County Recorder's Office;

Thence North 27°20'03" West along the Westerly boundary line of said Parcel 2, 320.00 feet;

Thence continuing along said Westerly boundary line, North 32°09'29" East, 325.00 feet;

Thence continuing along said Westerly boundary line, North 00°06'54" East, 97.66 feet;

Thence South 61°28'27" East, 255.66 feet;

Thence South 57°41'18" East, 58.52 feet;

Thence South 89°53'06" East, 330.75 feet;

Thence South 42°28'32" West, 215.61 feet, to the Northwest corner of said Parcel 2;

Thence South 54°40'44" West along the Northerly boundary lines of said Parcel 2, 595.00 feet to the POINT OF BEGINNING;

Containing 5.35 Acres, more or less.

Basis of Bearing: The North line of the NE 1/4 of the NW 1/4 of Section 4, T.14 N., R.19 E., M.D.M. as shown on Parcel Map for James W. Alexander and Barbara K. Alexander and Charles M. Schott Jr., filed for record May 3, 1993, Official Records of Douglas County, as Document No. 306156 (N 89°14'20" E).

Prepared by:

Todd A. Enke, Nevada PLS No. 19734

Resource Concepts, Inc.

340 N. Minnesota St.

Carson City, NV 89703

(775) 883-1600



[Handwritten signature]
2/5/20

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) APN 1419-04-001-002
b) 1419 04-001-003
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 _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 1,210,000.00
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: Rectification of 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 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity OWNER

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: James W. Alexander
Address: 85 Jeffrey Pine Lane
City: Carson City
State: NV Zip: 89705

Print Name: James W. Alexander
Address: 85 Jeffrey Pine Lane
City: Carson City
State: NV Zip: 89705

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)