

APN: 1419-10-001-042
1419-10-001-047



KAREN ELLISON, RECORDER E03

When recorded, return to:
Clear Creek Residential, LLC
Attn. David Smith
3745 Golf Club Drive
Clear Creek, NV 89705

BOUNDARY LINE ADJUSTMENT QUIT-CLAIM DEED

This Boundary Line Adjustment Quit-Claim Deed is made this 1 day of July, 2020, by **CLEAR CREEK RESIDENTIAL, 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 **GRANTOR's** and **GRANTEE's** parcel does hereby grant, bargain, and sell to **GRANTEE** the lands necessary to adjust the common line between said parcels such that the resulting parcel for the **GRANTOR** is described in the attached **EXHIBIT "C"** described as **PARCEL 30A** and the resulting parcel for the **GRANTEE** is described in the attached **EXHIBIT "D"** described as **PARCEL 35A**. 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 RESIDENTIAL, LLC, a Delaware Limited Liability Company

By: [Signature]

Name: Leisha Ehler

Title: Authorized Representative

STATE OF Texas)

) ss.

COUNTY OF Travis)

On the 1 day of July, 2020, before me, Christina Sligar a Notary Public, personally appeared Leisha Ehler, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(s), and that by his/her signature on this instrument, the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

By: Christina Sligar

Notary Public

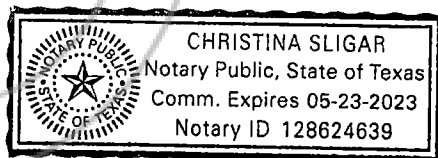


EXHIBIT "A"

DESCRIPTION OF CLEAR CREEK TAHOE UNIT 3A, LOT 30

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

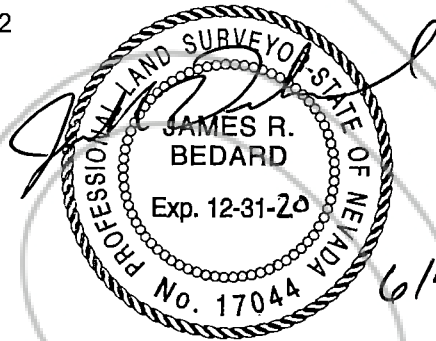
Parcel 1

Lot 30 of CLEAR CREEK TAHOE-PHASE 3A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 23, 2020, as File No. 943845, Official Records.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099, and 916465.

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James R. Bedard
Nevada PLS 17044
on behalf of MAPCA Surveys, Inc.
580 Mount Rose St.
Reno, Nevada 89509

EXHIBIT "B"

DESCRIPTION OF CLEAR CREEK TAHOE UNIT 3A, LOT 35

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

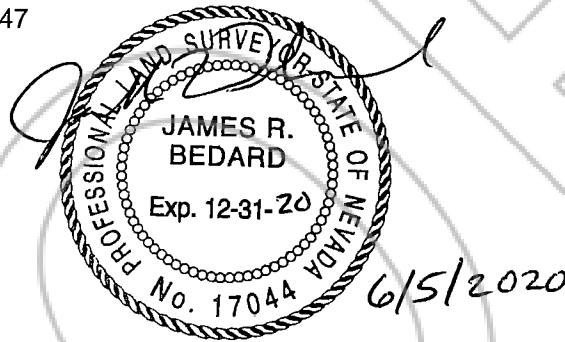
Parcel 1

Lot 35 of CLEAR CREEK TAHOE-PHASE 3A, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 23, 2020, as File No. 943845, Official Records.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099, and 916465.

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EXHIBIT "C"

DESCRIPTION OF CLEAR CREEK TAHOE UNIT 3A, LOT 30A

A portion of Lot 30 of Clear Creek Tahoe Unit 3A, recorded March 23, 2020 as Document No. 2020-943845 in the Official Records of Douglas County, Nevada, situate in the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 10;

THENCE North 6°06'07" East, 946.08 feet to the Northwest Corner of said Lot 30, marked by a 5/8" rebar capped "PLS 17044", the POINT OF BEGINNING;

THENCE along the southerly line of Overlook Drive the following two (2) courses:

1. North 45°30'53" East, 87.19 feet, to the beginning of a 242.50-foot radius tangent curve to the left
2. 27.37 feet along the arc of said curve, through a central angle of 6°28'02";

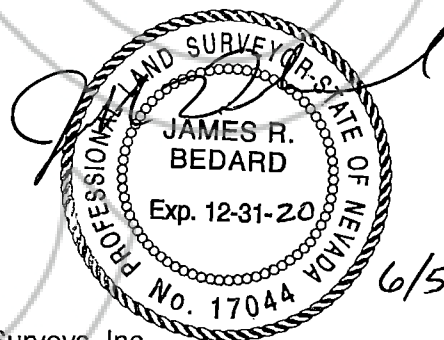
THENCE departing said southerly line, South 58°03'32" East, 201.76 feet, to a point on the line common to Lots 30 and 35 of said Clear Creek Tahoe Unit 3A;

THENCE along said common line, South 45°22'52" West, 161.42 feet to the West Corner common to said Lots 30 and 35;

THENCE along the westerly line of said Lot 30, North 44°36'47" West, 194.96 feet, to the POINT OF BEGINNING.

Containing 26,926 square feet.

SUBJECT TO and TOGETHER WITH easements and covenants described in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099, and 916465.



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EXHIBIT "D"

DESCRIPTION OF CLEAR CREEK TAHOE UNIT 3A, LOT 35A

All of Lot 35 and a portion of Lot 30 of Clear Creek Tahoe Unit 3A, recorded March 23, 2020 as Document No. 2020-943845 in the Official Records of Douglas County, Nevada, situate in the Southwest 1/4 of the Northwest 1/4 of Section 10, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, more particularly described as follows:

COMMENCING at the West 1/4 Corner of said Section 10;

THENCE North 6°06'07" East, 946.08 feet to the Northwest Corner of said Lot 30, marked by a 5/8" rebar capped "PLS 17044"

THENCE South 44°36'47" East, 194.96 feet, to the west corner common to said Lot 30 and 35, marked by a 5/8" rebar capped "PLS 17044", the POINT OF BEGINNING;

THENCE along the line common to said Lots 30 and 35, North 45°22'52" East, 161.42 feet;

THENCE departing said common line, North 58°03'32" West, 201.76 feet to the southerly line of Overlook Drive, as shown on said Clear Creek Tahoe Unit 3A, said point being on a non-tangent curve to the left, from which the radius point bears North 50°57'09" West, 242.50 feet;

THENCE along said southerly line of Overlook Drive, Easterly 30.08 feet along the arc of said curve, through a central angle of 7°06'23", to the Northwest Corner of said Lot 30, marked by a 5/8" rebar capped "PLS 17044";

THENCE along the easterly line of said Lot 30, South 58°03'32" East, 207.07 feet to the east corner common to said Lots 30 and 35, marked by a 5/8" rebar capped "PLS 17044";

THENCE along the easterly line of said Lot 35 the following three (3) courses:

1. South 41°48'07" East, 103.39 feet;
2. South 37°20'20" East, 117.44 feet;
3. South 9°59'27" West, 166.53 feet to the northerly line of Overlook Drive, said point being on a non-tangent curve to the left, from which the radius point bears South 9°59'27" West, 55.00 feet;

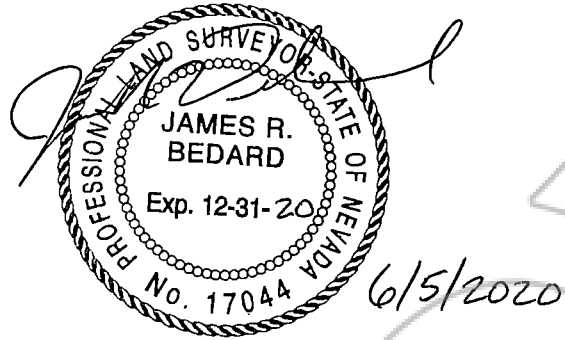
THENCE along said northerly line of Overlook Drive, Westerly, 55.77 feet along the arc of said curve, through a central angle of 58°06'04", to the Southwest Corner of said Lot 35, marked by a 5/8" rebar capped "PLS 17044";

THENCE departing said northerly line of Overlook Drive, along the westerly line of said Lot 35 the following two (2) courses:

1. North 29°48'08" West, 121.70 feet;
2. North 50°57'01" West, 176.59 feet, to the POINT OF BEGINNING.

Containing 54,019 square feet.

SUBJECT TO and TOGETHER WITH easements and covenants described in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservations of Easements for Clear Creek Tahoe, recorded September 27, 2016, as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099, and 916465.



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COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1419-10-001-047
b) 1419-10-001-042
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: \$ _____
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: BLA Same owners

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 Tiffy Pat Capacity Agent
Signature _____ Capacity _____

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

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

Print Name: Clear Creek Residential
Address: 3745 Golf Club Dr
City: Carson City
State: NV Zip: 89705

Print Name: SAME
Address: _____
City: _____
State: _____ Zip: _____

**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)