

APN's: 1419-03-002-072 and 1419-03-002-073

Mail Tax Statements to:
CLEAR CREEK TAHOE COMMUNITY ASSOCIATION
199 Old Clear Creek Road
Carson City, NV 89705



KAREN ELLISON, RECORDER

When recorded, return to:
Gerald D. Juarez
MANHARD CONSULTING
241 Ridge Street, Suite 400
Reno, NV 89705

BOUNDARY LINE ADJUSTMENT – QUITCLAIM DEED

This Boundary Line Adjustment Quitclaim Deed is made this 11th day of December, 2019 by **CLEAR CREEK TAHOE COMMUNITY ASSOCIATION**, "GRANTOR" owner of Parcel A (Common Area), as shown on the Final Map (PD 03-004) for Clear Creek Tahoe – Unit 2, a Planned Unit Development, File No. 2017-904626, recorded September 26, 2017, in the Official Records of Douglas County, Nevada, and **FAIRWAY ONE, LLC**, "GRANTEE" owner of Lot 287 , as shown on the Final Map (PD 03-004) for Clear Creek Tahoe – Unit 2, a Planned Unit Development, File No. 2017-904626, recorded September 26, 2017, in the Official Records of Douglas County, Nevada, 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.

RECITALS:

NOW, THEREFORE, for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged by "GRANTOR", 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's" property is described as **Parcel A-A** in the attached **EXHIBIT "C"** and the resulting parcel for the "GRANTEE's" property is described in the attached **EXHIBIT "D"**.

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

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

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

See **EXHIBIT "C"**, attached hereto and incorporated herein by reference.

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

See **EXHIBIT "D"**, attached hereto and incorporated herein by reference.



GRANTOR

CLEAR CREEK TAHOE COMMUNITY ASSOCIATION

[Signature]

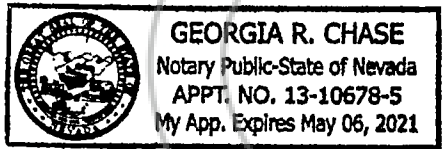
12/18/19
Date

Print Name/Title: Leisha Ehlert, Director

STATE OF Nevada)
COUNTY OF Douglas) SS

This instrument was acknowledged before me on December 18, 2019, by Leisha Ehlert
as Authorized Representative of Clear Creek Tahoe Community Association.
Director

Georgia R Chase
, Notary Public



GRANTEE

FAIRWAY ONE LLC

By: _____

[Handwritten signature of James S. Taylor]

James S. Taylor, Manager

STATE OF CALIFORNIA)
) SS
COUNTY OF SANTA BARBARA)

This instrument was acknowledged before me on 12/11/ 2019, by James S. Taylor as Manager of Fairway One LLC.

By: *[Handwritten signature]* _____, Notary Public

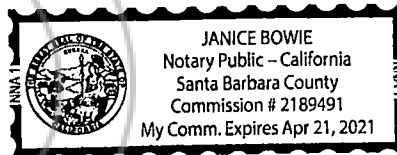


EXHIBIT "A"

LEGAL DESCRIPTION - GRANTOR ORIGINAL PARCEL A (COMMON AREA)

Being a parcel of land situate in a portion of the Southeast One-Quarter (SE1/4) of Section 3, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, being Parcel A (Common Area), as shown on the Final Map (PD 03-004) for Clear Creek Tahoe – Unit 2, a Planned Unit Development, File No. 2017-904626, recorded September 26, 2017, in the Official Records of Douglas County, Nevada.

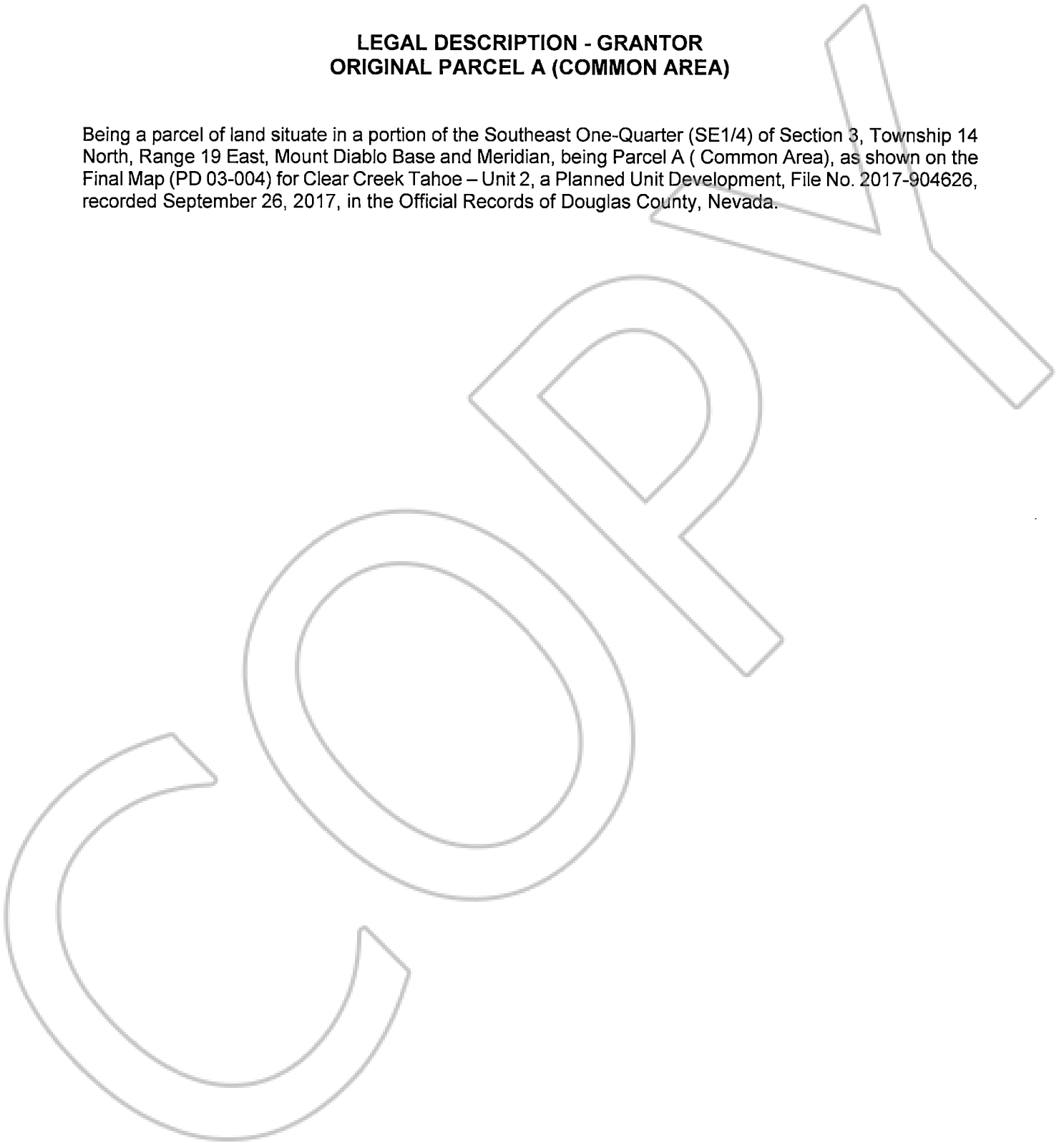


EXHIBIT "B"

LEGAL DESCRIPTION - GRANTEE ORIGINAL LOT 287

Being a parcel of land situate in a portion of the Southeast One-Quarter (SE1/4) of Section 3, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, being Lot 287, as shown on the Final Map (PD 03-004) for Clear Creek Tahoe – Unit 2, a Planned Unit Development, File No. 2017-904626, recorded September 26, 2017, in the Official Records of Douglas County, Nevada.

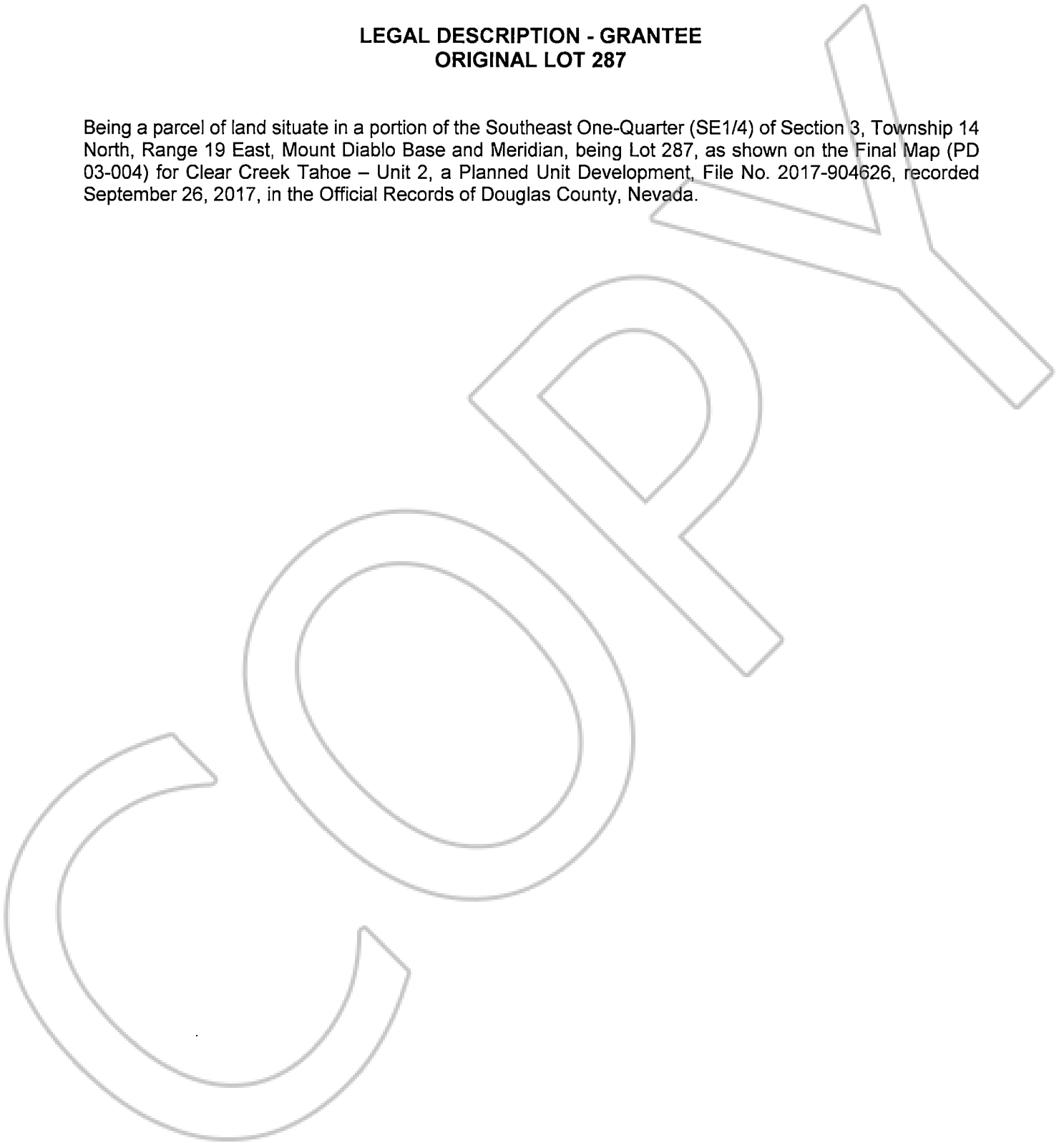


EXHIBIT "C"

LEGAL DESCRIPTION - GRANTOR ADJUSTED PARCEL A-A

Being a parcel of land situate in a portion of the Southeast One-Quarter (SE1/4) of Section 3, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, being portion of Parcel A, as shown on the Final Map (PD 03-004) for Clear Creek Tahoe – Unit 2, a Planned Unit Development, File No. 2017-904626, filed September 26, 2017, filed in the Official Records of Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of said Parcel A, being on the westerly right-of-way line of Golf Club Drive (45.00 feet in width), as shown on said Final Map No. 2017-904626;

THENCE leaving said POINT OF BEGINNING and along the southerly line of said Parcel A, North 86°37'44" West, 47.16 feet;

THENCE leaving said southerly line, North 04°27'42" East, 192.33 feet, to the Northwest corner of said Parcel A, as shown on said Final Map No. 2017-904626;

THENCE along the northerly line of said Parcel A, being the beginning of a non-tangent to the right from which the radius point of said curve bears South 55°23'06" West, 16.10 feet along the arc of a curve having a radius of 25.00 feet and through a central angle of 36°53'46", to a point of reverse curvature, said point being on the easterly line of said Parcel A and the westerly right-of-way line of Golf Club Drive (45.00 feet in width);

THENCE continuing along said easterly line of said Parcel A and said westerly right-of-way line of Golf Club Drive, 182.59 feet along the arc of a curve having a radius of 472.50 feet and through a central angle 22°08'25", to the POINT OF BEGINNING.

Containing 3667 square feet of land, more or less.

BASIS OF BEARINGS

The bearing between the West 1/4 Corner and the East 1/4 Corner of Section 10, Township 14 North, Range 19 East, M.D.B.&M., taken as North 89°12'38" East, as shown on Document No. 484935. A combined Grid to Ground Scale Factor of 1.0002 was used.

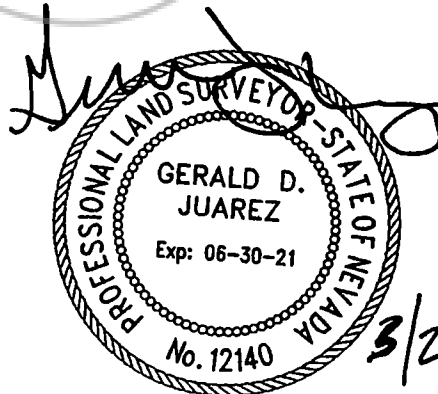
SURVEYOR'S CERTIFICATE

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 P.L.S. 12140
For and on behalf of



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



3/27/2020

EXHIBIT "D"

LEGAL DESCRIPTION - GRANTEE ADJUSTED LOT 287-A

Being a parcel of land situate in a portion of the Southeast One-Quarter (SE1/4) of Section 3, Township 14 North, Range 19 East, Mount Diablo Base and Meridian, being portion of Lot 287 and a portion of Parcel A, as shown on the Final Map (PD 03-004) for Clear Creek Tahoe – Unit 2, a Planned Unit Development, File No. 2017-904626, filed September 26, 2017, filed in the Official Records of Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 287, as shown on said Final Map No. 2017-904626;

THENCE leaving said POINT OF BEGINNING and along the westerly line of said Lot 287, North 05°50'42" East, 217.37 feet, to the Northeast corner of said Lot 287, being the southerly right-of-way line of Gray Mill Court (45.00 feet in width), As shown on said Final Map No. 2017-904626;

THENCE along the northerly line of said Lot 287, being said southerly right-of-way line, being the beginning of a non-tangent to the left, from which the radius point of said curve bears North 23°37'35" East, 71.13 feet along the arc of a curve having a radius of 262.50 feet and through a central angle of 15°31'36", to a point of reverse curvature;

THENCE continuing along said northerly line of said Lot 287 and said southerly right-of-way line of Gray Mill Court, 20.63 feet along the arc of a curve having a radius of 25.00 feet and through a central angle 47°16'54, to the Northeast corner of said Lot 287;

THENCE leaving said southerly right-of-way line, South 04°27'42" West, 192.33 feet to the southerly line of said Parcel A;

THENCE along said southerly line of said Parcel A, North 86°37'44" West, 32.98 feet, to the Southeast corner of said Parcel, being common to the Southeast corner of said Lot 287;

THENCE along said southerly line of said Lot 287, North 86°37'44" West, 59.62 feet, **POINT OF BEGINNING.**

Containing 18,563 square feet of land, more or less.

BASIS OF BEARINGS

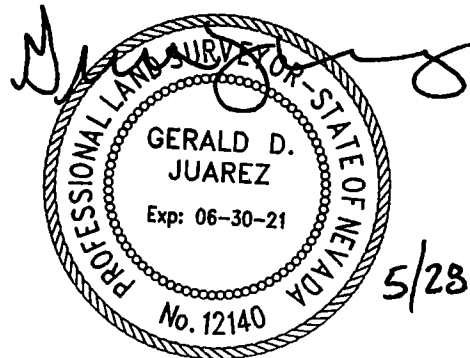
The bearing between the West 1/4 Corner and the East 1/4 Corner of Section 10, Township 14 North, Range 19 East, M.D.B.&M., taken as North 89°12'38" East, as shown on Document No. 484935. A combined Grid to Ground Scale Factor of 1.0002 was used.

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 P.L.S. 12140
For and on behalf of

 **Manhard**
CONSULTING
241 RIDGE STREET, SUITE 400
RENO, NEVADA 89501
775-321-6528



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1419-03-002-072
b) 1419-03-002-073
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: \$ 203,940
Deed in Lieu of Foreclosure Only (value of property) (_____
Transfer Tax Value: \$ 203,960
Real Property Transfer Tax Due: \$ 795.60

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # _____
b. Explain Reason for Exemption: _____

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 Client representative

Signature _____ Capacity _____

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

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

Print Name: Clear Creek Tahoe Community
Address: 199 Old Clear Creek Rd.
City: Carson City
State: Nevada Zip: 89905

Print Name: Fairway One, LLC
Address: 1971 Pray Meadow
City: Glenbrook
State: Nevada Zip: 89413

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Gerald Suarez Escrow # _____
Address: 241 Ridge St. #400
City: Reno State: Nevada Zip: 89501

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