

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=12
ETRCO
KAREN ELLISON, RECORDER
2020-953330
09/25/2020 10:58 AM
E03

APN# : 1220-24-601-010
1220-24-601-007

Recording Requested By:
Western Title Company, LLC
Escrow No.: 119752-SLA

When Recorded Mail To:
West Ridge Homes, Inc.
P.O. Box 1422
Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature Sherry Ackermann **Escrow Officer**

Boundary Line Adjustment Deed

Re-recording Document No. 2019-936836 to correct the legal description

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

EXHIBIT A

(ADJUSTED PARCEL A-1)

All that certain real property situate within the Northeast ¼ of Section 24, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, the Town of Gardnerville, County of Douglas, State of Nevada being a parcel of land as described by Lot Line Adjustment Deed Document Number 175339 and a portion of Parcel 1 of HOLDEMAN PARCEL MAP, Book 1278, Page 902, Document Number 28264 of the Official Records of Douglas County, Nevada, being more particularly described as follows:

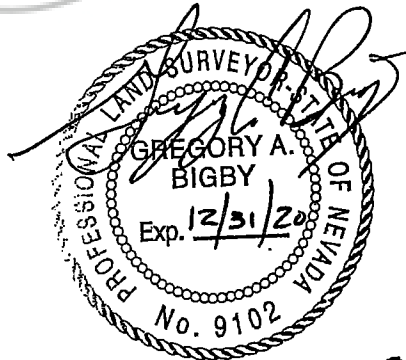
Beginning at the Southwesterly corner of the aforementioned parcel of land as described by Lot Line Adjustment Deed, Document Number 175339 thence along the Westerly line of said parcel of land North 00°45'27" East a distance of ~~461.00~~* feet; thence departing said Westerly ^{*449.00} line South 89°14'33" East a distance of 247.50 feet; thence North 00°45'27" East a distance of ^{188.00}~~176.00~~ feet to a point on the Southerly Right of Way line of Sorrel Lane as offered for Dedication per RUHENSTROTH RANCHOS SUBDIVISION, filed in the Official Records of Douglas County, Nevada on April 14, 1965 as Document Number 27706; thence along said Southerly Right of Way line South 89°14'33" East a distance of 50.00 feet; thence departing said Southerly Right of Way line South 00°45'27" West a distance of 226.00 feet; thence South 89°14'33" East a distance of 195.00 feet; thence South 00°45'27" West a distance of 226.00 feet; thence North 89°14'33" West a distance of 245.00 feet; thence South 00°45'27" West a distance of 185.00 feet; thence North 89°14'33" West a distance of 247.50 feet more or less to the **True Point of Beginning**.

Containing 180,768 square feet (4.15 acres) of land more or less.

The basis of bearing for this description being the NAD83/94 Nevada State Plane Coordinate System

Prepared by;

Gregory A. Bigby, P.L.S. 9102
Bigby and Associates, Inc.
1280 Terminal Way #32
Reno, Nevada 89502



8-30-2019



KAREN ELLISON, RECORDER

APN 1220-24-601-010, 1220-24-601-007
WHEN RECORDED PLEASE MAIL TO:

West Ridge Homes
610 Dark Horse Circle
Gardnerville, Nevada 89410

Denise and Phelan Lessard
1933 Sorrel Lane
Gardnerville, Nevada 89410

BOUNDARY LINE ADJUSTMENT DEED

The undersigned Peter M. Beekhof, Jr. President of West Ridge Homes, Incorporated, a Nevada Corporation hereinafter referred to as "**First Party**", Denise Lessard, Maria C. Phelan, Lorena Phelan, and Johnathan Lessard, hereinafter referred to as "**Second Party**", hereby certify and agree as follows:

- (1) That the First Party is the owner of that certain real property situate in the Town of Gardnerville, County of Douglas, State of Nevada, (**PROPERTY 1**) being Assessor's Parcel No. 1220-24-601-010, and more particularly described as follows:

PROPERTY 1

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

Parcel 1:

A parcel of land located within a portion of the Northeast one-quarter (NE ¼) of Section 24, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada described as follows:

Commencing at the West one-quarter (W1/4) corner of Section 24, T.12 N., R. 20 E., M. D. B. &M., thence East along the centerline of Arabian Lane, 3,795.00 feet per Document No. 28264 to the Southwest corner of that certain parcel of land conveyed to Andrew T. McCarthy and wife in Deed recorded April 23, 1974, in Book 474, Page 585, as Document No. 72838 of Official Records; thence North along the West line of said McCarthy lands 662.00 feet per document No. 75182 to THE POINT OF

BEGINNING;

thence West 247.50 feet;
thence North, 461.00 feet;
thence East, 247.50 feet;
thence South 50.00 feet;
thence East 245.00 feet;
thence South 226.00 feet;
thence West 245.00 feet;
thence South 185.00 feet to THE POINT OF BEGINNING, containing 3.89 acres more or less.

Together with a 50.00 foot access easement as shown on the Holdeman Parcel Map, Book 1278, Page 902, as Document No. 28264, adjacent to the Westerly boundary and over Parcel No. 1 of said Parcel Map.

Parcel as Described by Lot Line Adjustment Deed Document Number 175339 of the Official Records of Douglas County, Nevada.

(2) That the Second Party is the owner of that certain real property situate in the Town of Gardnerville, County of Douglas, State of Nevada (**PROPERTY 2**) being Assessor's Parcel No. 1220-24-601-007, and more particularly described as follows:

PROPERTY 2

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

Parcel 2:

A parcel of land located within a portion of the Northeast one-quarter (NE ¼) of Section 24, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada described as follows:

Parcel No. 1 as shown on the HOLDEMAN PARCEL MAP, filed in the Official Records of Douglas County, Nevada on December 15, 1978 in Book 1278 of Parcel Maps at Page 902, Document Number 28264.

Containing 61,495 square feet (1.41 acres) of land more or less.

Excepting therefrom a portion lying within the Right-of-Way of Sorrel Lane, as offered for Dedication per RUHENSTROTH RANCHOS SUBDIVISION, filed in the Official Records

of Douglas County, Nevada on April 14, 1965 as Document Number 27706, more particularly described as the Northerly 25.00 feet of above described parcel.

Containing 6,125 square feet (0.14 acres) of land more or less.

- (3) That the parties hereto desire to effectuate a boundary line adjustment each giving to the other a portion of the above-described parcels; further; that said boundary line adjustment will not result in the creation of any new parcels.

NOW, THEREFORE, the parties agree as follows:

- A. After the boundary line adjustment, First Party's property (**PARCEL 1**) shall be as described in "**Exhibit A**" attached hereto and incorporated herein by reference.
- B. After the boundary line adjustment, Second Party's property (**PARCEL 2**) shall be as described in "**Exhibit B**" attached hereto and incorporated herein by reference.
- C. That this boundary line adjustment is being made in accordance with N.R.S.287.461, Subsection 4(c), "Lot Line Adjustment", and is not intended to create another parcel of land; further, that the boundaries are adjusted in accordance with the legal descriptions as set forth in Paragraphs A. and B. above.

SECOND PARTY:

Denise Lessard

Denise Lessard

By: _____

Name: Denise Lessard

Title: owner

STATE OF NEVADA)
) ss.
COUNTY OF WASHOE)
 Douglas

This instrument was acknowledged before me on 9/16/19, by Denise Lessard.

[Signature]
Notary Public

My commission expires June 8, 2022



SECONDPARTY:

Maria C. Phelan

Maria C. Phelan

By: Maria C. Phelan

Name: Maria C. Phelan

Title: owner

STATE OF NEVADA)

) ss.

COUNTY OF WASHOE)

Douglas

This instrument was acknowledged before me on 9/16/19, by Maria C. Phelan.

[Signature]

Notary Public

My commission expires June 8, 2022



EXHIBIT A

(ADJUSTED PARCEL A-1)

All that certain real property situate within the Northeast $\frac{1}{4}$ of Section 24, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, the Town of Gardnerville, County of Douglas, State of Nevada being a parcel of land as described by Lot Line Adjustment Deed Document Number 175339 and a portion of Parcel 1 of HOLDEMAN PARCEL MAP, Book 1278, Page 902, Document Number 28264 of the Official Records of Douglas County, Nevada, being more particularly described as follows:

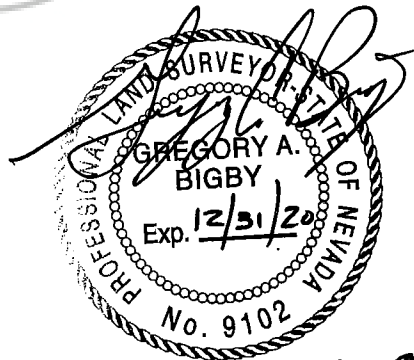
Beginning at the Southwesterly corner of the aforementioned parcel of land as described by Lot Line Adjustment Deed, Document Number 175339 thence along the Westerly line of said parcel of land North $00^{\circ}45'27''$ East a distance of 461.00 feet; thence departing said Westerly line South $89^{\circ}14'33''$ East a distance of 247.50 feet; thence North $00^{\circ}45'27''$ East a distance of 176.00 feet to a point on the Southerly Right of Way line of Sorrel Lane as offered for Dedication per RUHENSTROTH RANCHOS SUBDIVISION, filed in the Official Records of Douglas County, Nevada on April 14, 1965 as Document Number 27706; thence along said Southerly Right of Way line South $89^{\circ}14'33''$ East a distance of 50.00 feet; thence departing said Southerly Right of Way line South $00^{\circ}45'27''$ West a distance of 226.00 feet; thence South $89^{\circ}14'33''$ East a distance of 195.00 feet; thence South $00^{\circ}45'27''$ West a distance of 226.00 feet; thence North $89^{\circ}14'33''$ West a distance of 245.00 feet; thence South $00^{\circ}45'27''$ West a distance of 185.00 feet; thence North $89^{\circ}14'33''$ West a distance of 247.50 feet more or less to the **True Point of Beginning**.

Containing 180,768 square feet (4.15 acres) of land more or less.

The basis of bearing for this description being the NAD83/94 Nevada State Plane Coordinate System

Prepared by;

Gregory A. Bigby, P.L.S. 9102
Bigby and Associates, Inc.
1280 Terminal Way #32
Reno, Nevada 89502



8-30-2019

EXHIBIT B

(ADJUSTED PARCEL B-1)

All that certain real property situate within the Northeast $\frac{1}{4}$ of Section 24, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, the Town of Gardnerville, County of Douglas, State of Nevada being a portion of Parcel 1 of HOLDEMAN PARCEL MAP, Book 1278, Page 902, Document Number 28264 of the Official Records of Douglas County, Nevada, being more particularly described as follows:

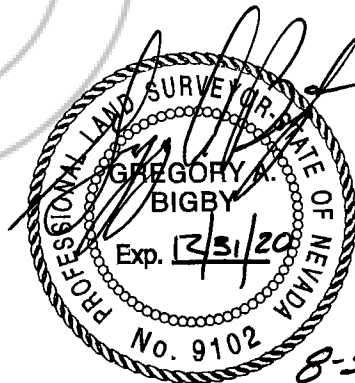
Commencing at the Northeasterly corner of the aforementioned Parcel 1 said point being on the centerline of that 50-foot wide Right of Way of Sorrel Lane as offered for Dedication per RUHENSTROTH RANCHOS SUBDIVISION, filed in the Official Records of Douglas County, Nevada on April 14, 1965 as Document Number 27706; thence departing said centerline along the Easterly line of said Parcel 1 South $00^{\circ}45'27''$ West a distance of 25.00 feet to a point on the Southerly Right of Way line of Sorrel Lane the **Point of Beginning**; thence continuing along said Easterly line South $00^{\circ}45'27''$ West a distance of 226.00 feet; thence North $89^{\circ}14'33''$ West a distance of 195.00 feet; thence North $00^{\circ}45'27''$ East a distance of 226.00 feet to a point on the Southerly Right of Way of said Sorrel Lane; thence along the Southerly Right of Way line of Sorrel Lane South $89^{\circ}14'33''$ East a distance of 195.00 feet more or less to the **True Point of Beginning**.

Containing 44,070 square feet (1.01 acres) of land more or less.

The basis of bearing for this description being the NAD83/94 Nevada State Plane Coordinate System

Prepared by;

Gregory A. Bigby, P.L.S. 9102
Bigby and Associates, Inc.
1280 Terminal Way #32
Reno, Nevada 89502



8-30-2019

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
1220-24-601-010
1220-24-601-007

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
NOTES: _____

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Re-recording document no. 2019-936836 to correct the legal description

5. Partial Interest: Percentage being transferred: 100 %

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 *On Ace* Capacity *Escrow*
 Signature _____ Capacity _____

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

Print Name: West RidgHomes
 Address: P.O. Box 1422
 City: Gardnerville
 State: NV Zip: 89410

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

Print Name: Denise and Phelan Lessard
 Address: 1933 Sorrel Lane
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 119752-SLA