

APN's 1420-05-201-009 & 1420-05-201-010

When recorded, please mail to:

Ken Hendrix  
c/o Jenuane Communities Northridge, LLC  
5400 Equity Ave  
Reno, NV 89502



KAREN ELLISON, RECORDER

E03

Grantor/Grantee:  
BIG GEORGE VENTURES, LLC  
2240 Meridian Blvd, #3  
Minden, NV 89423

**BOUNDARY LINE ADJUSTMENT & QUITCLAIM DEED**

This indenture is made as of this 9<sup>th</sup> day of November, 2020, by Big George Ventures, LLC, as owner of adjacent parcels of land, Grantor and Grantee.

WITNESSETH

THE Grantor is owner of adjacent and abutting parcels of land, being those certain parcels more particularly described in Exhibit "A" attached hereto as "Original Parcels" and incorporated herein by reference.

NOW THEREFORE, Grantor and Grantee do by these presents, QUITCLAIM, BARGAIN AND CONVEY, one parcel to the other, all lands necessary to affect this Boundary Line Adjustment so that the resultant parcels shall be the parcels more particularly described in Exhibit "B", attached hereto as "Resultant Parcels" and incorporated herein by reference.

IN WITNESS WHEREOF, the parties have caused these presents to be executed the day and year first above written.



*(Legal Description Exhibits "A" & "B" follow)*

**EXHIBIT "A"**

(Original Parcels)

Original Parcels

Parcels 1 and 2, as shown on that certain Map of Division Into Large Parcels LDA 09-010, filed for Big George Ventures, LLC, recorded June 10, 2009 in Book 609, Page 3114, as Document No. 744835, of Official Records of Douglas County, Nevada

Basis of Bearings: Said Map of Division Into Large Parcels LDA 09-010.  
Contains: 101.11 Acres of land, more or less.



**EXHIBIT "B"**

(Resultant Parcels)

***The newly adjusted parcel descriptions follow:***

**Parcel "M"**

All that certain real property situate in the northwest  $\frac{1}{4}$  of Section 5, T 14 N, R 20 E, MDM and being a portion of Parcel 1, as shown on that certain Map of Division Into Large Parcels LDA 09-010, filed for Big George Ventures, LLC, recorded June 10, 2009 in Book 609, Page 3114, as Document No. 744835, of Official Records of Douglas County, Nevada and being described as follows:

BEGINNING at the northwest corner of said Parcel 1; Thence, S89°08'50"E, 662.87 feet along the north line of said Parcel 1; Thence, continuing along said north line, S89°33'38"E, 188.12 feet; Thence, S00°05'20"E, 175.25 feet; Thence, along a tangent curve to the right having a radius of 160.00 feet, a central angle of 33°52'47" and an arc length of 94.61 feet; Thence, S33°47'27"W, 192.75 feet; Thence, along a tangent curve to the left having a radius of 350.00 feet, a central angle of 33°19'06" and an arc length of 203.53 feet; Thence, S00°28'21"W, 99.74 feet; Thence, along a tangent curve to the right having a radius of 150.00 feet, a central angle of 32°37'18" and an arc length of 85.40 feet; Thence, S33°05'39"W, 129.14 feet; Thence, along a tangent curve to the right having a radius of 150.00 feet, a central angle of 57°45'31" and an arc length of 151.21 feet; Thence, N89°08'50"W, 449.99 feet to the west line of said Parcel 1; Thence, N00°55'03"E, 977.85 feet along said west line to the POINT OF BEGINNING.

Containing: 16.22 Acres of land, more or less.

**Parcel "S"**

All that certain real property situate in the west ½ of Section 5, T 14 N, R 20 E, MDM and being all of Parcel 2 and a portion of Parcel 1, as shown on that certain Map of Division Into Large Parcels LDA 09-010, filed for Big George Ventures, LLC, recorded June 10, 2009 in Book 609, Page 3114, as Document No. 744835, of Official Records of Douglas County, Nevada and being described as follows:

BEGINNING at the southwest corner of said Parcel 1 ; Thence, N01°03'12"E, 662.18 feet along the west line of said Parcel 1; Thence, continuing along said west line, N00°55'03"E, 347.90 feet; Thence, S89°08'50"E, 449.99 feet; Thence, along a tangent curve to the left having a radius of 150.00 feet, a central angle of 57°45'31" and an arc length of 151.21 feet; Thence, N33°05'39"E, 129.14 feet; Thence, along a tangent curve to the left having a radius of 150.00 feet, a central angle of 32°37'18" and an arc length of 85.40 feet; Thence, N00°28'21"E, 99.74 feet; Thence, along a tangent curve to the right having a radius of 350.00 feet, a central angle of 33°19'06" and an arc length of 203.53 feet; Thence, N33°47'27"E, 192.75 feet; Thence, along a tangent curve to the left having a radius of 160.00 feet, a central angle of 33°52'47" and an arc length of 94.61 feet; Thence, N00°05'20"W, 175.25 feet to the north line of said Parcel 1; Thence, S89°33'38"E, 144.05 feet along said north line; Thence, S00°46'54"W, 331.57 feet along the boundary of said Parcel 1 to the northwest corner of said Parcel 2; Thence, along the boundary of said Parcel 2 the following nine (9) course:

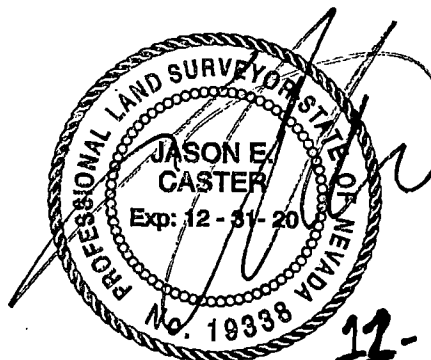
1. S89°31'39"E, 332.00 feet;
2. N00°47'23"E, 331.76 feet;
3. S89°33'38"E, 664.17 feet;
4. S00°45'54"W, 1329.54 feet;
5. S01°08'36"W, 1323.56 feet;
6. N89°20'12"W, 664.00 feet;
7. N01°06'20"E, 330.94 feet;
8. N89°19'59"W, 332.08 feet
9. N01°04'40"E, 330.94 feet to the southeast corner of said Parcel 1;

Thence, N89°19'18"W, 997.05 feet along the south line of said Parcel 1 to the POINT OF BEGINNING.

Containing: 84.84 Acres of land, more or less.

Basis of Bearings for the herein described "Resultant Parcels" is the Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994.

Legal descriptions prepared by:  
Jason Caster, PLS  
Axion Engineering  
683 Edison Way  
Reno, NV 89502



11-4-2020

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-05-201-009  
 b) 1420-05-201-010  
 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'/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: \$ \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 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: BOUNDARY LINE ADJUSTMENT FOR NO CONSIDERATION 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 [Signature] Capacity GRANTOR  
 Signature [Signature] Capacity GRANTEE

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

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

Print Name: Big George Ventures LLC (Robbe Lehmann)  
 Address: 2240 Meridian Blvd. Suite B  
 City: Minden  
 State: NV Zip: 89423

Print Name: Big George Ventures LLC (Robbe Lehmann)  
 Address: 2240 Meridian Blvd. Suite B  
 City: Minden  
 State: NV Zip: 89423

**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)