

A.P.N.'s 1318-23-814-004
1318-23-814-005



00139684202109717870070072

KAREN ELLISON, RECORDER

**RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:**

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, Nevada 89449-3390

AFFIRMATION PURSUANT TO NRS 239B.030

The undersigned do hereby affirm that the preceding document does not contain the social security number of any person.

BOUNDARY LINE ADJUSTMENT

GRANT, BARGAIN, SALE DEED

COMES NOW, ANTHONY E. LAURIAN AND FREDRICKA M. LAURIAN, TRUSTEES OF THE ANTHONY AND FREDRICKA LAURIAN LIVING TRUST DATE JUNE 29, 2004, as owners of that piece or parcel of land described in that document recorded February 7, 2006, as Document No. 2006-667461, in the Official Records of Douglas County, State of Nevada, commonly referred to as 169 Terrace View, located in the County of Douglas, State of Nevada, being Assessor's Parcel No. 1318-23-814-005 (hereinafter referred to as Lot 5), and more particularly described on **Exhibit A** which is attached hereto and by the reference incorporated herein, **FIRST PARTY**, and

ANTHONY E. LAURIAN AND FREDRICKA M. LAURIAN, TRUSTEES OF THE ANTHONY AND FREDRICKA LAURIAN LIVING TRUST DATE JUNE 29, 2004, as owners of that piece or parcel of land described in that document recorded November 23, 2005, as Document No. 2005-661504, in the Official Records of Douglas County, State of Nevada, commonly referred to as 173 Terrace View, located in the County of Douglas, State of Nevada, being Assessor's Parcel No. 1318-23-814-004 (hereinafter referred to as Lot 4), and as more particularly described on **Exhibit B**, which is attached hereto and by the reference incorporated herein, **SECOND PARTY**, (collectively, the "PARTIES").

WITNESSETH

WHEREAS, the PARTIES, as owners of Lots 4 and 5, which adjacent and abutting parcels of land, for good and valuable consideration, do by these presents desire to adjust the boundary lines between said parcels pursuant to NRS 278.461 4 (c), said parcels situate within a portion of Section 23, Township 13 North, Range 18 East, M.D.M. Douglas, State of Nevada, being Assessor's Parcel No.'s 1318-23-814-004 and 1318-23-814-005;

EXHIBIT B
LEGAL DESCRIPTION FOR LOT 4 - REAL PROPERTY COMMONLY REFERRED
TO AS 173 TERRACE VIEW, DOUGLAS COUNTY, STATE OF NEVADA
ASSESSOR'S PARCEL NO. 1318-23-814-004

Lot 4, as shown on the Official Plat of Kingsbury Heights Subdivision No. 3, filed in the office of the County Recorder of Douglas County, Nevada, on October 20, 1977, as Document No. 14200.



EXHIBIT A
LEGAL DESCRIPTION FOR LOT 5 - REAL PROPERTY COMMONLY REFERRED
TO AS 169 TERRACE VIEW, DOUGLAS COUNTY, STATE OF NEVADA
ASSESSOR'S PARCEL NO. 1318-23-814-005

Lot 5 as shown in that certain map of KINGSBURY HEIGHTS NO. 3 SUBDIVISION filed in the office of the Recorder of Douglas County, Nevada, on October 20, 1977, as Instrument No. 14200, filed in Book 10777, as page 1205.

Subject, however, to covenant, conditions and restrictions contained in Declaration of Covenants, Conditions and Restrictions for KINGSBURY HEIGHTS NO. 3 SUBDIVISION filed in the office of the County Recorder of Douglas County, Nevada on October 21, 1977, as Instrument No. 14248, filed in Book 1077, at page 1323.

C O P Y

EXHIBIT 'C'
BOUNDARY LINE ADJUSTMENT
RESULTING PORTION OF LOT 5

All that real property being a portion of Lot 5 of the Kingsbury Heights Subdivision No. 3, recorded October 20, 1977 as document no. 014200, in the official records of Douglas County, located in the Southeast One-Quarter (SE ¼) of Section 23, Township 13 North, Range 18 East, of the Mount Diablo Meridian, and being more particularly described as follows:

COMMENCING at the South sixteenth (1/16) corner between Sections 23 and 24, said point also being the Northeasterly corner of the Kingsbury Heights Subdivision No. 3 and the Northeasterly corner of Lot 4;

THENCE along the section line and Easterly boundary of the Kingsbury Heights Subdivision No. 3, South 0°06' 41" East 192.37' to the **POINT OF BEGINNING**;

THENCE along said section line and Easterly boundary of the Kingsbury Heights Subdivision No. 3, South 0°06' 41" East 74.69' to a point;

THENCE South 89°56' 52" West 133.11' to a point on Easterly right-of-way line of Terrace View Drive;

THENCE along said Easterly right-of-way line of Terrace View Drive on a non-tangent curve concave to the East, having a radius of 169.83', a central angle of 02°07' 45", with a chord bearing of North 00°40' 25" East and chord distance 6.31';

THENCE continuing along said Easterly right-of-way line of Terrace View Drive North 01°44'18" East 83.86' to angle point;

THENCE leaving the Easterly right-of-way line of Terrace View Drive along the following three courses:

- 1) North 89° 59' 41" East 63.77'
- 2) South 50° 47' 24" East 24.25'
- 3) North 89° 59' 41" east 47.79' to the **POINT OF BEGINNING** and the end of this description.

Said parcel containing, 10,992 square feet, or 0.252 acres, more or less.

Basis of Bearings for the above description is the subdivision map of the Kingsbury Heights Subdivision No. 3, the centerline of Terrace View Drive being South 01°53' 39" West.

Prepared by:
Lumos & Associates, Inc.
Michael Craven, NV PLS 28229
PO Box 3570
Stateline, NV 89449

Michael Craven
Digitally signed by
Michael Craven
DN: C=US,
E=info@lumosinc.com,
O=Lumos and
Associates,
OU=Survey Division,
CN=Michael Craven
Date: 2021.07.20
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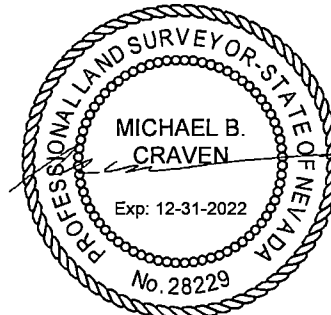


EXHIBIT 'D'
BOUNDARY LINE ADJUSTMENT
RESULTING PORTION OF LOT 4

All that real property being a portion of Lot 4 and Lot 5 of the Kingsbury Heights Subdivision No. 3, recorded October 20, 1977 as document no. 014200, in the official records of Douglas County, located in the Southeast One-Quarter (SE ¼) of Section 23, Township 13 North, Range 18 East, of the Mount Diablo Meridian, and being more particularly described as follows:

BEGINNING at the South sixteenth (1/16) corner between Sections 23 and 24, said point also being the Northeasterly corner of the Kingsbury Heights Subdivision No. 3 and the Northeasterly corner of Lot 4;

THENCE along the section line and Easterly boundary of the Kingsbury Heights Subdivision No. 3, South 0°06' 41" East 192.37' to a point;

THENCE along the following three courses:

- 1) South 89°59' 41" West 47.79'
- 2) North 50°47' 24" West 24.25'
- 3) South 89°59' 41" West 63.77', to a point on the Easterly right-of-way line of Terrace View Drive;

THENCE continuing along the Easterly right-of-way line of Terrace View Drive, North 01°31' 01" East 51.97' to point;

THENCE along the Easterly right-of-way line of Terrace View Drive, North 04°13' 36" East 127.44' to a point on the Northerly boundary of the Kingsbury Heights Subdivision No. 3;

THENCE along said Northerly boundary of the Kingsbury Heights Subdivision No. 3, South 89° 02' 31" E 119.22' to the **POINT OF BEGINNING** and the end of this description.

Said parcel containing, 23,250 square feet, or 0.533 acres, more or less.

Basis of Bearings for the above description is the subdivision map of the Kingsbury Heights Subdivision No. 3, the centerline of Terrace View Drive being South 01°53' 39" West.

Prepared by:
Lumos & Associates, Inc.
Michael Craven, NV PLS 28229
PO Box 3570
Stateline, NV 89449

Michael Craven

Digitally signed by
Michael Craven
DN: C=US,
E=info@lumosinc.com,
O="Lumos and
Associates",
OU=Survey Division,
CN=Michael Craven
Date: 2021.07.20
08:22:55-07'00'



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1318-23-814-004
 b) 1318-23-814-005
 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: BDA 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 375.050, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature _____ Capacity GRANTOR

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: ANTHONY LAURIAN
 Address: PO BOX 5961
 City: STATELINE
 State: NV Zip: 89449

Print Name: _____
 Address: _____
 City: SAME
 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)