

APN: 1220-10-610-005 & PORTIONS OF
APN 1220-10-610-002 & 1220-10-610-003

RECORDING REQUESTED BY:

Peapeg, LLC
1627 U.S. Highway 395 N
Minden, NV 89423

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO:

Peapeg, LLC
1627 U.S. Highway 395 N
Minden, NV 89423

The undersigned hereby affirms that this document submitted for recording does not contain protected information of any person or persons. (NRS 239B.030)



KAREN ELLISON, RECORDER E03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

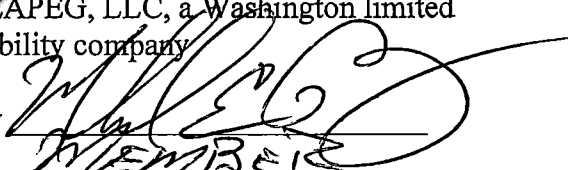
**BOUNDARY LINE ADJUSTMENT
GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: Peapeg, LLC, a Washington limited liability company, in consideration of \$10, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey to Peapeg, LLC, a Washington limited liability company, its successors and assigns, all that real property situated in the County of Douglas, State of Nevada, bounded and described on Exhibit A attached hereto and incorporated herein by this reference.

THIS DEED IS PLACED OF RECORD FOR THE PURPOSE OF FACILITATING A BOUNDARY LINE ADJUSTMENT BETWEEN EXISTING PARCELS OF LAND, AS FURTHER DEPICTED AND SET FORTH ON THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF BOUNDARY LINE ADJUSTMENT, RECORDED CONCURRENTLY HERewith.

Dated 8-17-21

PEAPEG, LLC, a Washington limited liability company

By 
Its MEMBER
Michael Pegram

NOTARY ACKNOWLEDGMENT

State of Nevada }

County of Douglas }

I, Allison Floyd, a Notary Public, hereby certify that Michael Pegram whose name is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she executed the same voluntarily on the day the same bears date.

Given my hand under this day of August 17, 2021

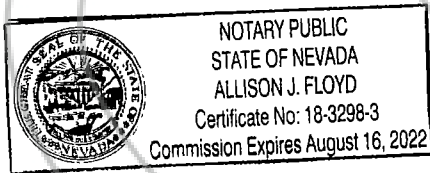


Notary Public

Print Allison J. Floyd

My commission expires: 8/16/22

(Seal)



1877-022
07/21/21

**DESCRIPTION
ADJUSTED LOT 3A
(A.P.N. 1220-10-610-005 & PORTIONS OF
A.P.N. 1220-10-610-002 & 1220-10-610-003)**

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

A parcel of land located within a portion of Section 10, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

BEGINNING at the most southerly corner of Lot 3A as shown on the Record of Survey for Jewel Commercial Park filed for record September 23, 1997 in the office of Recorder, Douglas County, Nevada as Document No. 422274, said point falling on the east line of U.S. Highway 395;

thence along said east line of U.S. Highway 395, North $44^{\circ}45'21''$ West, 375.79 feet;

thence along the arc of a curve to the right, having a radius of 30.00 feet, central angle of $74^{\circ}20'37''$, and an arc length of 38.93 feet to a point on the east line of Charlotte Way;

thence along said east line of Charlotte Way, North $29^{\circ}35'16''$ East, 416.59 feet;
thence South $44^{\circ}45'21''$ East, 495.67 feet to a point on the east line of Lot 6 as shown on said Record of Survey for Jewel Commercial Park;

thence South $43^{\circ}58'01''$ West, 39.90 feet;

thence South $60^{\circ}24'44''$ East, 223.48 feet to a point on the west line of Virginia Ranch Road;

thence along said west line of Virginia Ranch Road, South $29^{\circ}35'16''$ West, 30.00 feet;

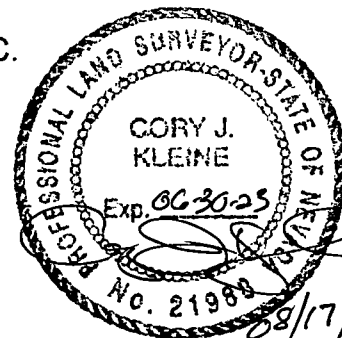
thence North $60^{\circ}24'44''$ West, 234.32 feet;

thence South $49^{\circ}27'35''$ West, 214.08 feet;

thence South $29^{\circ}35'16''$ West, 143.14 feet to the **POINT OF BEGINNING**, containing 4.35 acres, more or less.

The Basis of Bearing for this description is North $44^{\circ}45'21''$ West, the east line of U.S. Highway 395 as shown on the Record of Survey for Stoddard Jacobsen filed for record January 22, 1986 in the office of Recorder as Document No. 129795.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Cory J. Kleine, PLS 21988
P.O. Box 2229
Minden, Nevada 89423



STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1220-10-610-005
 - b) PORTION 1220-10-610-002
 - c) PORTION 1220-10-610-003
 - 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 # 03
 - b. Explain Reason for Exemption: Grantor and Grantee are the same.

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 Brenda Cullen Capacity Agent

Signature _____ Capacity _____

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

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

Print Name: Peapeg, LLC
 Address: 1627 U.S. Highway 395N
 City: Minden
 State: NV Zip: 89423

Print Name: Peapeg, LLC
 Address: 1627 U.S. Highway 395N
 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)