DOUGLAS COUNTY, NV

Rec:\$40.00

2021-973065

Total:\$40.00

08/25/2021 11:56 AM

R.O. ANDERSON ENGINEERING INC.

Pgs=4



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 %-17-2/

PEAPEG, LLC, a Washington limited

liability company

Ву

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 Allson J. Flad

My commission expires:

(Seal)

NOTARY PUBLIC STATE OF NEVADA ALLISON J. FLOYD Certificate No: 18-3298-3

Commission Expires August 16, 2022

DESCRIPTION ADJUSTED LOT 3 REMAINDER (A PORTION OF A.P.N. 1220-10-610-002)

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 northeast corner of Lot 3 Remainder 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 south line of Larson Way;

thence along the east line of said Lot 3 Remainder, South 22°30'23" West, 264.29 feet;

thence North 44°45'21" West, 258.95 feet to a point on the east line of Charlotte Way:

thence along the east line of Charlotte Way, North 29°35'16" East, 60.91 feet; thence continuing along said east line of Charlotte Way, along the arc of a curve to the right, having a radius of 470.00 feet, central angle of 10°03'45', and an arc length of 82.54 feet;

thence continuing along said east line of Charlotte Way, North 39°39'01" East, 65.21 feet;

thence along the arc of a curve to the right, having a radius of 20.00 feet, central angle of 90°00'00", and an arc length of 31.42 to a point on said south line of Larson Way:

thence along said south line of Larson Way, South 50°20'59" East, 177.68 feet to the **POINT OF BEGINNING**, containing 1.26 acres or 55,022 square feet, more or less.

The Basis of Bearing for this description is North 44°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

DECLARATION OF VALUE 1. Assessor Pared Number(s) a) PORTION 1220-10-610-002 b) d) 2. Type of Property: a) Vacant Land b) Single Fam. Res. c) Condo/Twnhse d) 2-4 Plex e) Apt. Bldg f) Comm'I/Ind'l g) Agricultural h) Mobile Home i) Other 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: Grantor and Grantee are the same. 5. Partial Interest: Percentage being transferred: 4. Explain Reason for Exemption: Grantor and Grantee are the same. 5. Partial Interest: Percentage being transferred: 4. If Exemption Claimed: a. Transfer Tax Due: b. Explain Reason for Exemption: Grantor and Grantee are the same. 5. Partial Interest: Percentage being transferred: 4. If Exemption Claimed: b. Explain Reason for Exemption: Grantor and Grantee are the same. 5. Partial Interest: Percentage being transferred: 5. Partial Interest: Percentage being transferred: 6. Partial Interest: Percentage being transferred: 7. Partial Interest: Percentage being transferred: 8. 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 NB 375.030, the Buyer and Seller shall be jointly and severally ilable for any additional amount owed. Signature Capacity SELLER (GRANTOR) INFORMATION (REQUIRED) Print Name: 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: Address: 1627 U.S. Highway 395N City: Minden State: NV Zip:89423	STATE OF NEVADA	
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