

Portions of APNs: 1419-26-311-076  
1419-26-311-001  
1419-26-311-002



KAREN ELLISON, RECORDER E03

When recorded, mail to:  
Mountain Meadow Estates, LLC  
1625 Highway 88  
Suite 102  
Minden, NV 89423

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

BOUNDARY LINE ADJUSTMENT DEED

THIS Boundary Line Adjustment Deed is made this 26 day of August, 2021, by and between MOUNTAIN MEADOW ESTATES, LLC, a Nevada limited liability company, GRANTOR, and, MOUNTAIN MEADOW ESTATES, LLC, a Nevada limited liability company, GRANTEE.

WITNESSETH:

The undersigned GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto GRANTEE, and to its successors and assigns forever, all of their right, title, and interest across, upon, in and under that certain real property located in Douglas County, Nevada, more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein ("Property").

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, including but not limited to, any and all buildings, improvements, structures and

fixtures located thereon, unto the GRANTEE and to its heirs, successors and assigns forever.

This deed is being recorded pursuant to a Record of Survey Map to Support a Boundary Line Adjustment pursuant to Nevada Revised Statutes Section 278.5693, recorded concurrently herewith in order to memorialize the legal descriptions for adjusted parcels of real property as depicted on Exhibit "B" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

MOUNTAIN MEADOW ESTATES, LLC  
a Nevada limited liability company

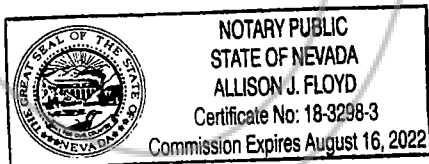
By: CARTER HILL HOMES, LLC  
a Nevada limited liability company

By: HILL DEVELOPMENT SERVICES, LLC  
a Nevada limited liability company

By:   
Brandon Hill, Managing Member

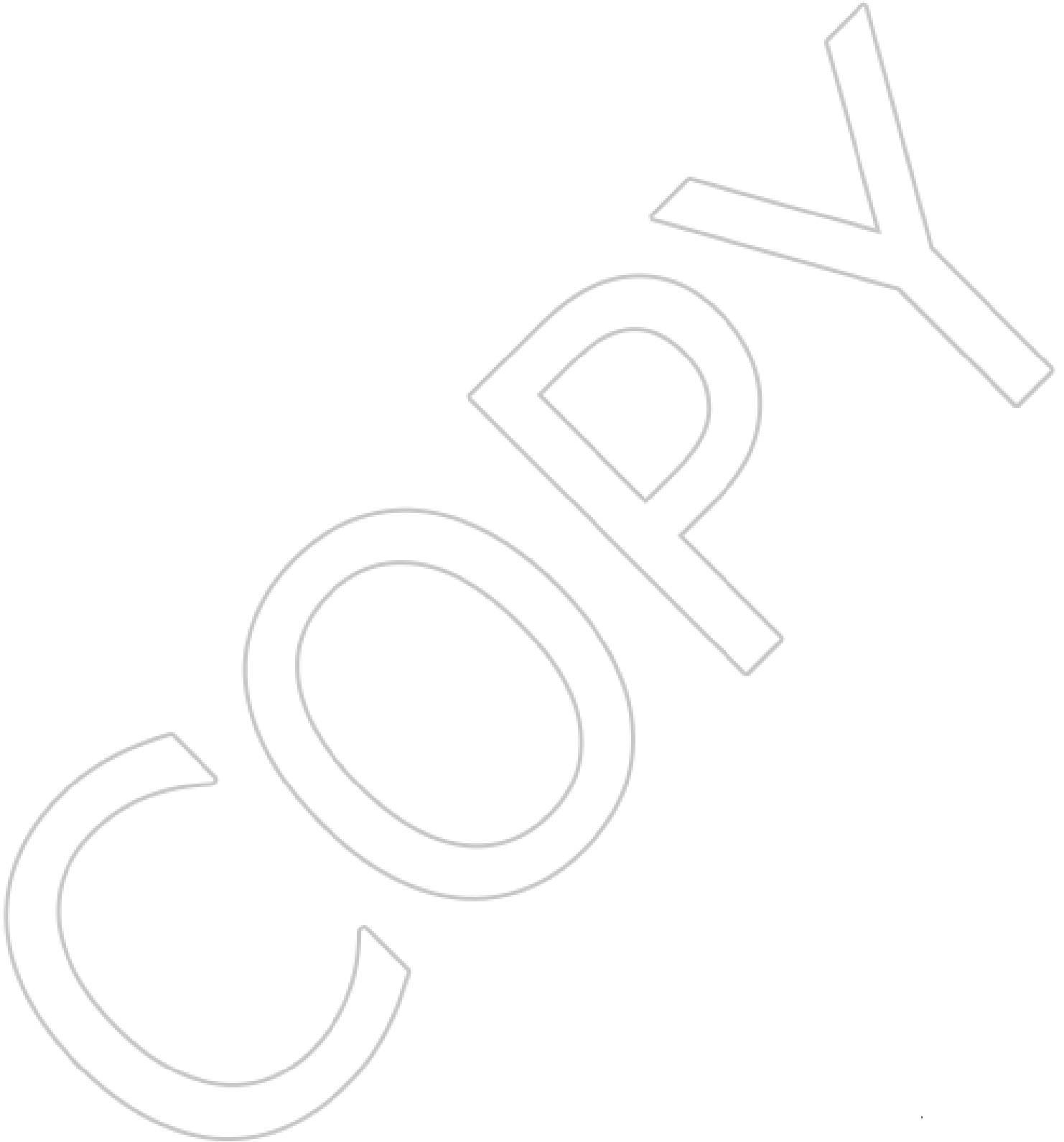
STATE OF NEVADA        )  
                                      : ss.  
COUNTY OF DOUGLAS    )

On August 26, 2021, personally appeared before me, a notary public, Brandon Hill, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he executed the foregoing instrument on behalf of Mountain Meadow Estates, LLC.



  
NOTARY PUBLIC

**EXHIBIT "A"**



**DESCRIPTION  
COMMON AREA  
(A.P.N. 1419-26-311-076)**

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

The Common Area, Lot 1 & Lot 2 per the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 965462.

**EXCEPTING THEREFROM ADJUSTED LOT 1:**

**COMMENCING** at the northwest corner of the Common Area per the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 965462, said point being the center of Mountain Meadow Drive;

thence South 00°42'02" East, 80.23 feet to the **POINT OF BEGINNING**;  
thence South 57°25'08" East, 72.00 feet;  
thence South 32°34'52" West, 22.00 feet;  
thence North 57°25'08" West, 25.00 feet;  
thence South 32°34'52" West, 6.00 feet;  
thence South 57°25'08" East, 6.00 feet;  
thence South 32°34'52" West, 9.00 feet;  
thence North 57°25'08" West, 3.00 feet;  
thence South 32°34'52" West, 1.00 feet;  
thence North 57°25'08" West, 50.00 feet;  
thence North 32°34'52" East, 38.00 feet to the **POINT OF BEGINNING**,  
containing 2,393 square feet, more or less.

**FURTHER EXCEPTING THEREFROM LOT 2:**

**COMMENCING** at the northwest corner of the Common Area per the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 965462, said point being the center of Mountain Meadow Drive;

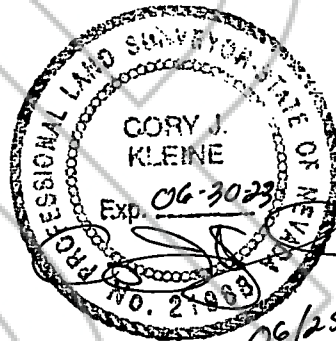
thence South 58°36'09" East, 53.71 feet to the **POINT OF BEGINNING**;  
thence South 57°25'08" East, 65.00 feet;  
thence South 32°34'52" West, 12.50 feet;  
thence North 57°25'08" West, 6.00 feet;  
thence South 32°34'52" West, 9.50 feet;  
thence South 57°25'08" East, 8.00 feet;  
thence South 32°34'52" West, 24.00 feet;  
thence North 57°25'08" West, 34.33 feet;

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thence South 32°34'52" West, 1.33 feet;  
thence North 57°25'08" West, 7.83 feet;  
thence North 32°34'52" East, 1.33 feet;  
thence North 57°25'08" West, 24.83 feet;  
thence North 32°34'52" East, 46.00 feet to the **POINT OF BEGINNING**,  
containing 2,991 square feet, more or less.

The Basis of Bearing for this description is identical to the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in said office of Recorder, Douglas County, Nevada as Document No. 965462.

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



**DESCRIPTION  
ADJUSTED LOT 1  
(A.P.N. 1419-26-311-001)**

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

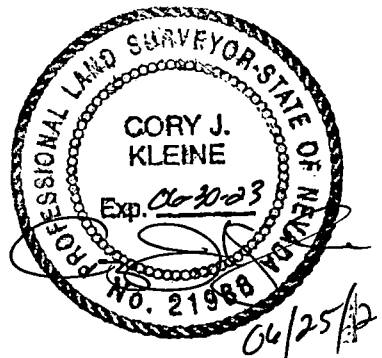
A parcel of land located within a portion of Section 26, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

**COMMENCING** at the northwest corner of the Common Area per the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 965462, said point being the center of Mountain Meadow Drive;

thence South 00°42'02" East, 80.23 feet to the **POINT OF BEGINNING**;  
thence South 57°25'08" East, 72.00 feet;  
thence South 32°34'52" West, 22.00 feet;  
thence North 57°25'08" West, 25.00 feet;  
thence South 32°34'52" West, 6.00 feet;  
thence South 57°25'08" East, 6.00 feet;  
thence South 32°34'52" West, 9.00 feet;  
thence North 57°25'08" West, 3.00 feet;  
thence South 32°34'52" West, 1.00 feet;  
thence North 57°25'08" West, 50.00 feet;  
thence North 32°34'52" East, 38.00 feet to the **POINT OF BEGINNING**,  
containing 2,393 square feet, more or less.

The Basis of Bearing for this description is identical to the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in said office of Recorder, Douglas County, Nevada as Document No. 965462.

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



**DESCRIPTION  
ADJUSTED LOT 2  
(A.P.N. 1419-26-311-002)**

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 26, Township 14 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

**COMMENCING** at the northwest corner of the Common Area per the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in the office of Recorder, Douglas County, Nevada as Document No. 965462, said point being the center of Mountain Meadow Drive;

thence South 58°36'09" East, 53.71 feet to the **POINT OF BEGINNING**;  
thence South 57°25'08" East, 65.00 feet;  
thence South 32°34'52" West, 12.50 feet;  
thence North 57°25'08" West, 6.00 feet;  
thence South 32°34'52" West, 9.50 feet;  
thence South 57°25'08" East, 8.00 feet;  
thence South 32°34'52" West, 24.00 feet;  
thence North 57°25'08" West, 34.33 feet;  
thence South 32°34'52" West, 1.33 feet;  
thence North 57°25'08" West, 7.83 feet;  
thence North 32°34'52" East, 1.33 feet;  
thence North 57°25'08" West, 24.83 feet;  
thence North 32°34'52" East, 46.00 feet to the **POINT OF BEGINNING**,  
containing 2,991 square feet, more or less.

The Basis of Bearing for this description is identical to the Final Subdivision Map for Mountain Meadow Estates filed for record April 14, 2021 in said office of Recorder, Douglas County, Nevada as Document No. 965462.

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) 1419-26-311-001; 1419-26-311-002 and
- b) 1419-26-311-076

**2. Type of Property:**

- a)  Vacant Land
- b)  Single Family Res.
- c)  Condo/Townhouse
- d)  2-4 Plex
- e)  Apartment Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other

**FOR RECORDER'S OPTIONAL USE ONLY**

Document/Instrument #:  
 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: \$ -0-

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3
- b. Explain Reason for Exemption: Recorded in conjunction with a lot consolidation.

**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 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 Mountain Meadow Estates, LLC

Print Name: Mountain Meadow Estates, LLC

Address: 1625 Highway 88 Suite 102

Address: 1625 Highway 88 Suite 102

City: Minden

City: Minden

State: NV Zip: 89423

State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Dina Schnurbusch Escrow # \_\_\_\_\_

Address: 1603 Esmeralda Avenue

City: Minden State NV Zip 89423