



KAREN ELLISON, RECORDER

APN: 1419-35-001-003 and 002

RPTT: \$

When Recorded Return to:

Holbrook Beef and Cattle Company, LLC

527 Big Sky Trail

Minden, NV 89423

Mail Tax Statements to:

Grantee same as above.

**BOUNDARY LINE ADJUSTMENT
QUITCLAIM DEED**

Holbrook Beef and Cattle Company, LLC, a Nevada limited liability company, Grantor, as owner of that property particularly described in Exhibit "A", located in Douglas County, Nevada, and Gunderado Ranch, LLC, a Nevada limited liability company, Grantee, as owner of that property particularly described in Exhibit "B", located in Douglas County, Nevada, enter into this indenture as of the 21st day of January, 2022.

WITNESSETH

THAT Grantors/Grantees, as owners of 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 278.461.5(c), said parcels situate within Section 35, Township 14 North, Ranch 19 East, Mount Diablo Meridian, Douglas County, State of Nevada, being Assessor's Parcel No.'s 1419-35-001-002 and 003,

NOW THEREFORE, Grantors/Grantees do by these presents, quitclaim, bargain, and convey all lands necessary to effect this boundary line adjustment, so that the parcels of land owned by Grantors/Grantees shall be described as in EXHIBIT "C", attached hereto and incorporated herein by reference.

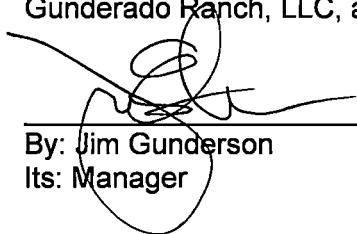
IN WITNESS WHEREOF, Grantors/Grantees have caused these presents to be executed the day and year first above written.

Signatures continued on Page 2 and 3.

Grant, Bargain, Sale Deed cont'd.
Page Three.

Witness my hand this 14 day of January, 2022.

Gunderado Ranch, LLC, a Nevada limited liability company



By: Jim Gunderson
Its: Manager

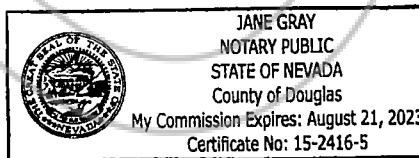
STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on this 14 day of January, 2022,
by Jim Gunderson in his capacity as manager of Gunderado Ranch, LLC on behalf of whom
instrument was executed.



NOTARY PUBLIC


Seal:



Grant, Bargain, Sale Deed cont'd.
Page Two.

Witness my hand this 21 day of January, 2022.

Holbrook Beef and Cattle Company, LLC, a Nevada limited liability company

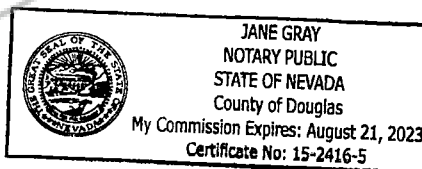

By: Jeremy Page
Its: Manager

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on this 21 day of January, 2022,
by Jeremy Page in his capacity as manager of Holbrook Beef and Cattle Company, LLC on
behalf of whom instrument was executed.


NOTARY PUBLIC

Seal:



DESCRIPTION
AREA ADJUSTED FROM ADJUSTED PARCEL 5 TO ADJUSTED PARCEL 9
(From current A.P.N. 1419-35-001-003 to current A.P.N. 1419-35-001-002)

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 35, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, further described as follows:

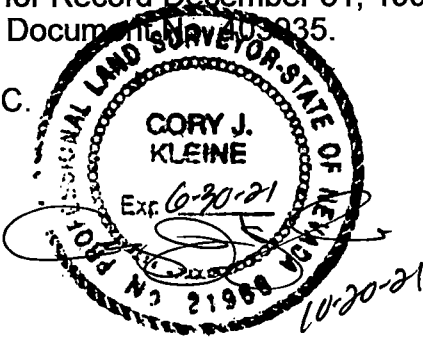
COMMENCING at the northwest corner of Adjusted Parcel 9 as shown on the Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership, filed for Record December 31, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 403935;

- thence South 51°56'54" East, 207.27 feet;
- thence South 56°48'49" East, 71.46 feet;
- thence South 46°16'51" East, 163.57 feet;
- thence South 56°01'06" East, 211.70 feet;
- thence North 79°54'03" East, 43.58 feet to the **POINT OF BEGINNING**;
- thence North 79°54'03" East, 565.57 feet;
- thence South 23°39'34" West, 172.65 feet;
- thence South 05°17'59" West, 36.80 feet;
- thence South 24°46'09" East, 75.22 feet;
- thence South 55°18'28" East, 58.05 feet;
- thence South 21°53'36" East, 20.46 feet;
- thence South 60°13'45" West, 63.65 feet;
- thence North 56°13'02" West, 100.22 feet;
- thence North 70°04'05" West, 63.37 feet;
- thence North 89°13'11" West, 59.84 feet;
- thence South 77°05'55" West, 92.43 feet;
- thence South 46°12'51" West, 58.10 feet;
- thence North 76°40'57" West, 80.88 feet;
- thence North 20°33'35" West, 166.84 feet;
- thence North 38°16'12" West, 70.56 feet to the **POINT OF BEGINNING**,

containing 2.66 acres, more or less.

The Basis of Bearing for this description is identical to the Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership, filed for Record December 31, 1996 in said office of Recorder, Douglas County, Nevada as Document No. 403935.

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



**DESCRIPTION
ADJUSTED PARCEL 5
(Current A.P.N. 1419-35-001-003)**

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 35, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, further described as follows:

COMMENCING at the northeast corner of Section 35, T. 14N., R.19E., M.D.M., a found 1996 BLM Brass Cap as shown on the Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership, filed for Record December 31, 1996 in the office of Recorder, Douglas County, Nevada as Document No. 403935;

thence along the east line of the northeast one-quarter (NE1/4) of said Section 35, South 00°10'00" West, 380.23 feet, the **POINT OF BEGINNING**;

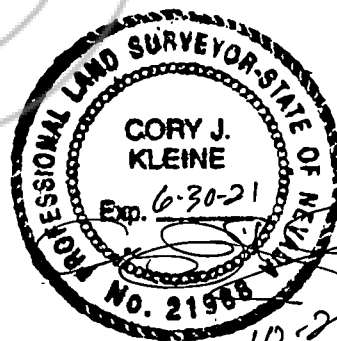
thence continuing along the east line of the northeast one-quarter (NE1/4) of said Section 35, South 00°10'00" West, 2,165.47 feet;

thence North 87°06'54" West, 319.70 feet;
thence North 70°11'02" West, 251.50 feet;
thence North 79°07'42" West, 1,052.91 feet;
thence South 65°30'38" West, 387.45 feet;
thence South 27°39'38" West, 371.06 feet;
thence South 53°00'42" West, 143.77 feet;
thence South 71°17'46" West, 206.62 feet;
thence North 36°02'53" West, 1,157.71 feet;
thence North 39°39'37" East, 121.56 feet;
thence North 03°32'22" East, 91.99 feet;
thence North 17°47'25" West, 204.55 feet;
thence North 28°54'53" West, 128.44 feet;
thence North 39°33'34" West, 187.39 feet;
thence North 03°01'56" East, 114.77 feet;
thence North 74°52'43" East, 89.89 feet;
thence South 56°48'49" East, 71.46 feet;
thence South 46°16'51" East, 163.57 feet;
thence South 56°01'06" East, 211.70 feet;
thence North 79°54'03" East, 43.58 feet;
thence South 38°16'12" East, 70.56 feet;
thence South 20°33'35" East, 166.84 feet;
thence South 76°40'57" East, 80.88 feet;
thence North 46°12'51" East, 58.10 feet;
thence North 77°05'55" East, 92.43 feet;

thence South 89°13'11" East, 59.84 feet;
thence South 70°04'05" East, 63.37 feet;
thence South 56°13'02" East, 100.22 feet;
thence North 60°13'45" East, 63.65 feet;
thence North 21°53'36" West, 20.46 feet;
thence North 55°18'28" West, 58.05 feet;
thence North 24°46'09" West, 75.22 feet;
thence North 05°17'59" East, 36.80 feet;
thence North 23°39'34" East, 172.65 feet;
thence North 79°54'03" East, 61.09 feet;
thence North 23°54'26" East, 218.16 feet;
thence North 28°25'43" West, 76.34 feet;
thence North 61°34'17" East, 198.84 feet;
thence North 34°22'26" East, 293.09 feet;
thence South 79°02'24" East, 515.93 feet;
thence North 86°15'01" East, 761.96 feet;
thence North 43°11'41" East, 331.41 feet;
thence North 54°28'57" East, 104.50 feet;
thence South 35°31'03" East, 55.15 feet;
thence North 50°08'02" East, 213.79 feet to the **POINT OF BEGINNING**,
containing 104.49 acres, more or less.

The Basis of Bearing for this description is identical to the Record of Survey to Support a Boundary Line Adjustment for Ronald L. Simek, Little Mondeaux Limousin Corporation and The Pivot Limited Partnership, filed for Record December 31, 1996 in said office of Recorder, Douglas County, Nevada as Document No. 403935.

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



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. ~~1419-35-001-02~~
 b. ~~1419-35-001-03~~
 c. 1419-35-001-002 *NO*
 d. 1419-35-001-003 *NO*

2. Type of Property
- | | |
|---|---|
| a. <input type="checkbox"/> Vacant Land | b. <input type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse | d. <input type="checkbox"/> 2 - 4 Plex |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial |
| g. <input checked="" type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| i. <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$ 10,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____)
c. Transfer Tax Value	\$ 10,000.00
d. Real Property Transfer Tax Due	\$ 39.00 ✓

4. If Exempt Claimed:
 a. Transfer Tax Exemption, per 375.090, Section: _____
 b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: 100 %
 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: Buyer
 Capacity: Seller

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Holbrook Beef and Cattle Company, LLC, a Nevada limited liability company
 Address: _____
 P.O. Box 953
 City: Genoa
 State: NV
 Zip: 89411

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gunderado Ranch, LLC, a Nevada limited liability company
 Address: _____
 527 Big Sky Trail
 City: Minden
 State: NV
 Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: R.O Anderson Engineering
 Address: P.O. Box 2229
 City: Minden
 State: NV
 File Number: _____
 Zip: 89423