



KAREN ELLISON, RECORDER

APN: 1419-35-001-002 and 003

RPTT: \$

When Recorded Return to:

Gunderado Ranch, LLC

P.O. Box 953

Genoa, NV 89411

Mail Tax Statements to:

Grantee same as above.

**BOUNDARY LINE ADJUSTMENT  
QUITCLAIM DEED**

**Gunderado Ranch, LLC, a Nevada limited liability company, Grantor, as owner of that property particularly described in Exhibit "A", located in Douglas County, Nevada, and Holbrook Beef and Cattle Company, 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 14<sup>th</sup> 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.**

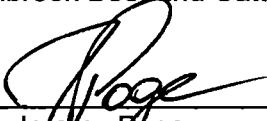
**IN WITNESS WHEREOF, Grantors/Grantees have caused these presents to be executed the day and year first above written.**

*Signatures continued on Page 2 and 3.*

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

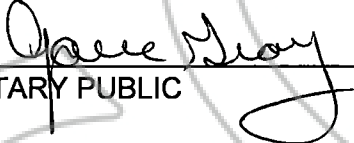
Witness my hand this 21 day of January, 2022.

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

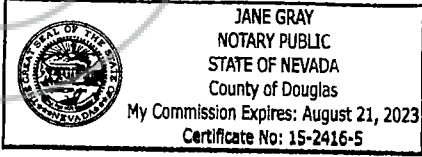
  
\_\_\_\_\_  
By: Jeremy Page  
Its: Manager

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

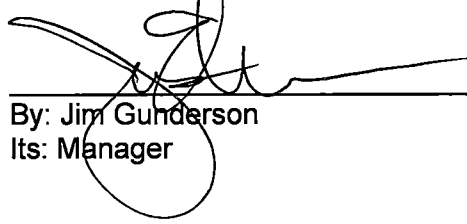
Seal:



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


Witness my hand this 14 day of JANUARY, 2022.

Gunderado Ranch, LLC, a Nevada limited liability company

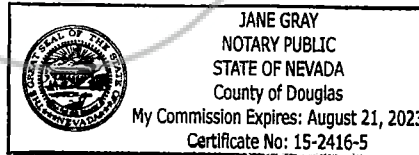
  
By: Jim Gunderson  
Its: Manager

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:



**DESCRIPTION**  
**AREA ADJUSTED FROM ADJUSTED PARCEL 9 TO ADJUSTED PARCEL 5**  
**(From current A.P.N. 1419-35-001-002 to 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, 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 (NE 1/4) of said Section 35, South 00°10'00" West, 380.23 feet;

thence South 50°08'02" West, 213.79 feet to the **POINT OF BEGINNING**;

thence South 42°18'15" West, 267.45 feet;

thence South 47°39'02" West, 185.21 feet;

thence North 87°57'01" West, 193.22 feet;

thence South 72°04'23" West, 399.32 feet;

thence North 78°08'19" West, 248.81 feet;

thence South 63°55'06" West, 227.18 feet;

thence North 40°34'48" West, 282.18 feet;

thence South 58°24'19" West, 116.93 feet;

thence South 11°11'08" East, 168.69 feet;

thence South 13°17'26" West, 156.00 feet;

thence South 42°26'18" West, 104.56 feet;

thence South 87°24'52" West, 76.33 feet;

thence North 33°10'17" West, 115.14 feet;

thence North 74°18'31" West, 84.29 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 North 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 to the **POINT OF BEGINNING**,

containing 5.92 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 9  
(Current A.P.N. 1419-35-001-002)**

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

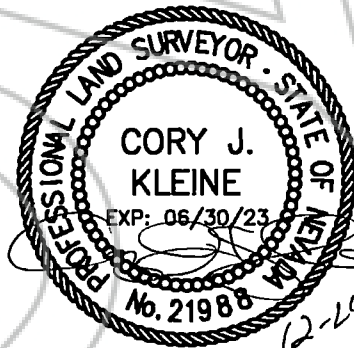
A parcel of land located within portions of Section 25, 26 & 35, Township 14 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, further described as follows:

**BEGINNING** 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;

thence South 50°08'02" West, 213.79 feet;  
thence North 35°31'03" West, 55.15 feet;  
thence South 54°28'57" West, 104.50 feet;  
thence South 43°11'41" West, 331.41 feet;  
thence South 86°15'01" West, 761.96 feet;  
thence North 79°02'24" West, 515.93 feet;  
thence South 34°22'26" West, 293.09 feet;  
thence South 61°34'17" West, 198.84 feet;  
thence South 28°25'43" East, 76.34 feet;  
thence South 23°54'26" West, 218.16 feet;  
thence South 79°54'03" West, 61.09 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;  
thence South 79°54'03" West, 43.58 feet;  
thence North 56°01'06" West, 211.70 feet;  
thence North 46°16'51" West, 163.57 feet;

thence North 56°48'49" West, 71.46 feet;  
thence North 51°56'54" West, 207.27 feet;  
thence North 44°27'16" East, 1,014.59 feet;  
thence North 26°33'13" East, 1,289.79 feet;  
thence North 54°35'15" East, 327.07 feet;  
thence South 36°40'03" East, 168.67 feet;  
thence South 62°05'11" East, 178.10 feet;  
thence South 82°50'01" East, 252.21 feet;  
thence South 35°08'43" East, 155.84 feet;  
thence South 65°27'12" East, 200.70 feet;  
thence North 00°28'11" East, 383.87 feet;  
thence North 31°09'33" East, 167.29 feet;  
thence North 85°25'01" East, 120.70 feet;  
thence South 67°19'40" East, 236.79 feet;  
thence North 70°40'21" East, 98.49 feet;  
thence North 23°01'37" East, 184.15 feet;  
thence North 39°58'47" East, 179.06 feet;  
thence South 86°24'42" East, 186.67 feet;  
thence North 42°19'04" East, 132.88 feet;  
thence North 00°34'45" West, 223.85 feet;  
thence North 25°00'39" West, 126.27 feet;  
thence North 50°51'21" West, 180.09 feet;  
thence North 11°35'49" East, 109.46 feet;  
thence North 78°14'21" East, 195.57 feet to a point on the westerly line of the northwest one-quarter of the southwest one-quarter (NE1/4SW14) of said Section 25;  
thence along said westerly line of the northwest one-quarter of the southwest one-quarter (NW1/4SW1/4) of Section 25, South 00°17'12" East, 326.93 feet to the south one-sixteenth corner common to Sections 25 and 25, a found 1985 BLM aluminum cap;  
thence along the north line of the southwest one-quarter (SW1/4) of the southwest one-quarter of said Section 25, North 89°43'50" East, 723.81 feet;  
thence South 10°29'11" West, 315.19 feet;  
thence South 26°03'46" West, 447.18 feet;  
thence South 37°03'04" West, 769.02 feet to the **POINT OF BEGINNING**, containing 113.29 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. ~~1419-35-001-03~~  
 b. ~~1419-35-001-02~~  
 c. 1419-35-001-003  
 d. 1419-35-001-002

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                   |   |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3.

a. Total Value/Sales Price of Property	\$ 15,000.00
b. Deed in Lieu of Foreclosure Only (Value of Property)	(\$ _____ )
c. Transfer Tax Value	\$ 15,000.00
d. Real Property Transfer Tax Due	\$ 58.50 ✓

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: Seller  
 Capacity: Buyer

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

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

**BUYER (GRANTEE) 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

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

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