

APN: 1419-09-001-039  
1419-09-001-040



KAREN ELLISON, RECORDER

When recorded, return to:  
Clear Creek Residential, LLC  
Attn. David Smith  
3745 Golf Club Drive  
Clear Creek, NV 89705

### BOUNDARY LINE ADJUSTMENT QUIT-CLAIM DEED

This Boundary Line Adjustment Quit-Claim Deed is made this 9<sup>th</sup> day of December, 2021, by **CLEAR CREEK RESIDENTIAL, LLC**, a Delaware limited Liability Company, as **GRANTOR**, and **ROBERT CROSS and SHANNON CROSS, Husband and Wife As Community Property With Rights Of Survivorship**, as **GRANTEE**, as applicable with reference to the following facts, and is as follows:

#### RECITALS:

- A. **GRANTOR** is the present owner of that certain real property situate in Douglas County, Nevada, being more particularly described as follows:  
  
See **EXHIBIT "A"** attached hereto and incorporated herein by reference.
- B. **GRANTEE** is the present owner of that certain real property situate in Douglas County, Nevada, being more particularly described as follows:  
  
See **EXHIBIT "B"** attached hereto and incorporated herein by reference.
- C. **GRANTOR** and **GRANTEE** share a common boundary line, and desire to adjust such common boundary line without creating a new parcel.

**NOW, THEREFORE**, for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged by **GRANTOR** and **GRANTEE**, said **GRANTOR** for the purposes of adjusting the common boundary line between said **GRANTOR's** and **GRANTEE's** parcel does hereby grant, bargain, and sell to **GRANTEE** the lands necessary to adjust the common line between said parcels such that the resulting parcel for the **GRANTOR** is described in the attached **EXHIBIT "C"** described as **Lot 80A** and the resulting parcel for the **GRANTEE** is described in the attached **EXHIBIT "D"** described as **Lot 79A**. The results of this adjustment are graphically shown on a Record of Survey in Support of a Boundary Line Adjustment map being recorded concurrently herewith.

GRANTOR

CLEAR CREEK RESIDENTIAL, LLC, a Delaware Limited Liability Company

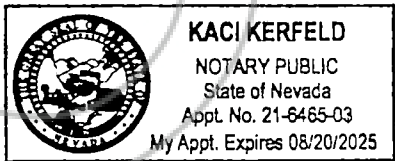
By: [Signature]  
Leisha Ehlert, Authorized Representative

STATE OF Nevada )  
 ) ss.  
COUNTY OF Douglas )

On the 27 day of October, 2021, before me, Kaci Kerfeld, a Notary Public, personally appeared Leisha Ehlert, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(s), and that by his/her signature on this instrument, the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

By: [Signature]  
Notary Public



GRANTEE

ROBERT CROSS and SHANNON CROSS, Husband and Wife As Community Property With Rights Of Survivorship

By: [Signature]  
Robert Cross

By: [Signature]  
Shannon Cross

STATE OF New Jersey )  
 ) ss.  
COUNTY OF Union )

On the 9 day of December, 2021, before me, Ronell T. McDaniel, a Notary Public, personally appeared Robert Cross and Shannon Cross, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she executed the same in his/her authorized capacity(s), and that by his/her signature on this instrument, the person(s), or the entity(ies) upon behalf of which the person(s) acted, executed this instrument.

WITNESS my hand and official seal.

By: [Signature]  
Notary Public

RONELL T. MCDANIEL  
Notary Public, State of New Jersey  
My Commission Expires  
July 29, 2026

**EXHIBIT A**

**DESCRIPTION OF LOT 79, AMENDED CLEAR CREEK TAHOE UNIT 3C**

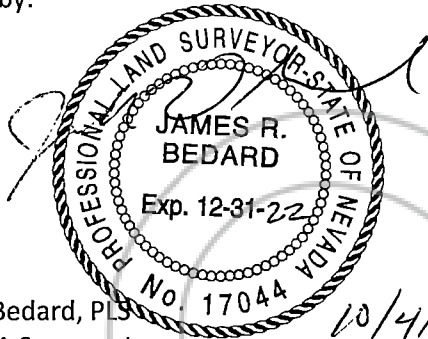
All that certain real property situate in the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 14 North, Range 19 East, Mount Diablo Base & Meridian, County of Douglas, State of Nevada, described as follows:

All of Lot 79 and rights of access across private roads as set forth on the Amended Plat of Final Subdivision Map PD 03-004 as Modified Under DP 19-0477 for Clear Creek Tahoe Unit 3C, recorded July 30, 2021 as File No. 2021-971782, Official Records of Douglas County, Nevada.

Containing 60,587 square feet.

APN 1419-09-001-039

Prepared by:



James R. Bedard, PLS  
for MAPCA Surveys, Inc.  
580 Mt. Rose St.  
Reno, NV 89509  
(775) 432-2067

**EXHIBIT B**

**DESCRIPTION OF LOT 80, CLEAR CREEK TAHOE UNIT 3C**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CARSON CITY, COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

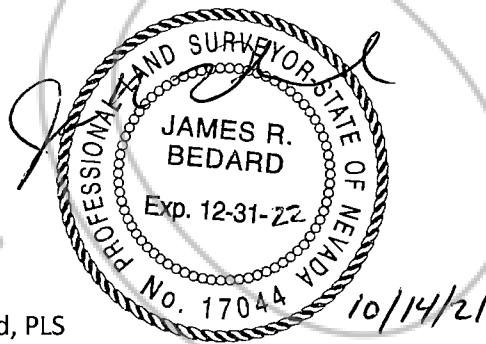
Lot 80, and rights of access across private roads as set forth on the Final Map of Clear Creek Tahoe-Phase 3C, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 4, 2021, as File No. 962948, Official Records.

Certificate of Amendment recorded April 6, 2021, as Document No. 2021-964987, Official Records.

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The above describes the same property as described in Document 2021-967015, recorded May 6, 2021 in the official records of Douglas County, Nevada.

Prepared by:



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**EXHIBIT C**

**DESCRIPTION OF LOT 80-A**

A portion of Lot 80 shown on the Amended Plat of Final Subdivision Map PD 03-004 as Modified Under DP 19-0477 for Clear Creek Tahoe Unit 3C, recorded July 30, 2021 as File No. 2021-971782 situate in the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 14 North, Range 19 East, Mount Diablo Base & Meridian, County of Douglas, State of Nevada, described as follows:

BEGINNING at the most southerly southwest corner of said Lot 80, from which the Center of said Section 9 bears South 69°24'27" West, a distance of 899.26 feet, being the beginning of a curve to the right from which the radius point bears North 28°32'58" East, 25.00 feet;

THENCE along the southerly and westerly boundaries of said Lot 80 the following two (2) courses:

1. Northerly along the arc of said curve, 40.30 feet through a central angle of 92°21'00";
2. North 30°53'58" East, a distance of 62.87 feet.

THENCE departing said boundary, North 81°02'48" East, a distance of 166.64 feet;

THENCE South 61°49'22" East, a distance of 14.88 feet;

THENCE South 23°28'50" East, a distance of 54.74 feet;

THENCE South 00°33'58" West, a distance of 20.01 feet;

THENCE South 25°35'55" West, a distance of 139.32 feet, to a point on said southerly boundary of Lot 80, being a point on a non-tangent curve to the left. From which the radius point bears South 29°58'37" West, 302.50 feet;

THENCE along said southerly boundary the following two (2) courses:

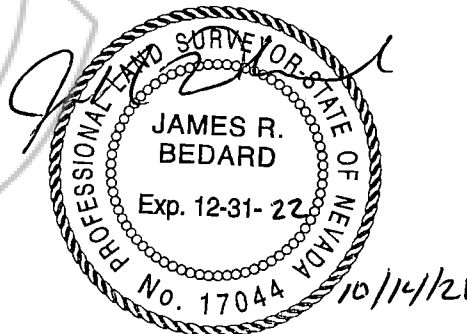
1. Westerly, along the arc of said curve, 7.54 feet through a central angle of 1°25'39";
2. North 61°27'02" West, a distance of 176.85 feet, to the POINT OF BEGINNING.

Containing 30,674 square feet.

TOGETHER WITH the rights of access across private roads as set forth on said Amended Plat.

Prepared by:

James R. Bedard, PLS  
for MAPCA Surveys, Inc.  
580 Mt. Rose St.  
Reno, NV 89509  
(775) 432-2067



## EXHIBIT D

### DESCRIPTION OF LOT 79-A

All of Lot 79 and a portion of Lot 80 shown on the Amended Plat of Final Subdivision Map PD 03-004 as Modified Under DP 19-0477 for Clear Creek Tahoe Unit 3C, recorded July 30, 2021 as File No. 2021-971782 situate in the Southwest 1/4 of the Northeast 1/4 of Section 9, Township 14 North, Range 19 East, Mount Diablo Base & Meridian, County of Douglas, State of Nevada, described as follows:

COMMENCING at the most southerly southwest corner of said Lot 80, from which the Center of said Section 9 bears South 69°24'27" West, a distance of 899.26 feet, being the beginning of a curve to the right from which the radius point bears North 28°32'58" East, 25.00 feet;

THENCE along the westerly boundary of said Lot 80 the following two (2) courses:

1. Northerly along the arc of said curve, 40.30 feet through a central angle of 92°21'00";
2. North 30°53'58" East, a distance of 62.87 feet, to the POINT OF BEGINNING;

THENCE continuing along said boundary of Lot 80 and the boundary of said Lot 79, the following eleven (11) courses:

1. North 30°53'58" East, a distance of 81.62 feet, to the beginning of a tangent 222.50-foot radius curve to the left;
2. Northerly along the arc of said curve, 275.80 feet, through a central angle of 71°01'13", to the beginning of a 977.50-foot radius reverse curve to the right;
3. Northwesterly along the arc of said curve, 25.34 feet, through a central angle of 1°29'07";
4. North 51°21'51" East, a distance of 0.28 feet;
5. South 49°01'05" East, a distance of 112.90 feet;
6. South 65°01'01" East, a distance of 350.51 feet;
7. South 29°44'43" West, a distance of 273.84 feet;
8. South 44°50'58" West, a distance of 108.72 feet, to the beginning of a non-tangent curve to the left, from which the radius point bears South 15°02'40" West, a distance of 50.00 feet;
9. Westerly along the arc of said curve, 25.08 feet, through a central angle of 28°44'37", to the beginning of a 21.00-foot radius reverse curve to the right;
10. Westerly along the arc of said curve, 17.25 feet, through a central angle of 47°03'39", to the beginning of a 302.50-foot radius reverse curve to the left;
11. Northwesterly along the arc of said curve, 17.87 feet, through a central angle of 3°23'05";

THENCE departing said boundary, North 25°35'55" East, a distance of 139.32 feet;

THENCE North 00°33'58" East, a distance of 20.01 feet;

THENCE North 23°28'50" West, a distance of 54.74 feet;

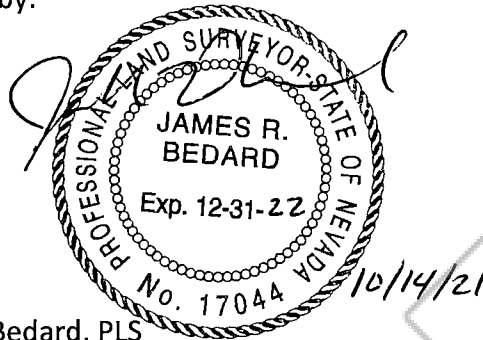
THENCE North 61°49'22" West, a distance of 14.88 feet;

THENCE South 81°02'48" West, a distance of 166.64 feet, to the POINT OF BEGINNING.

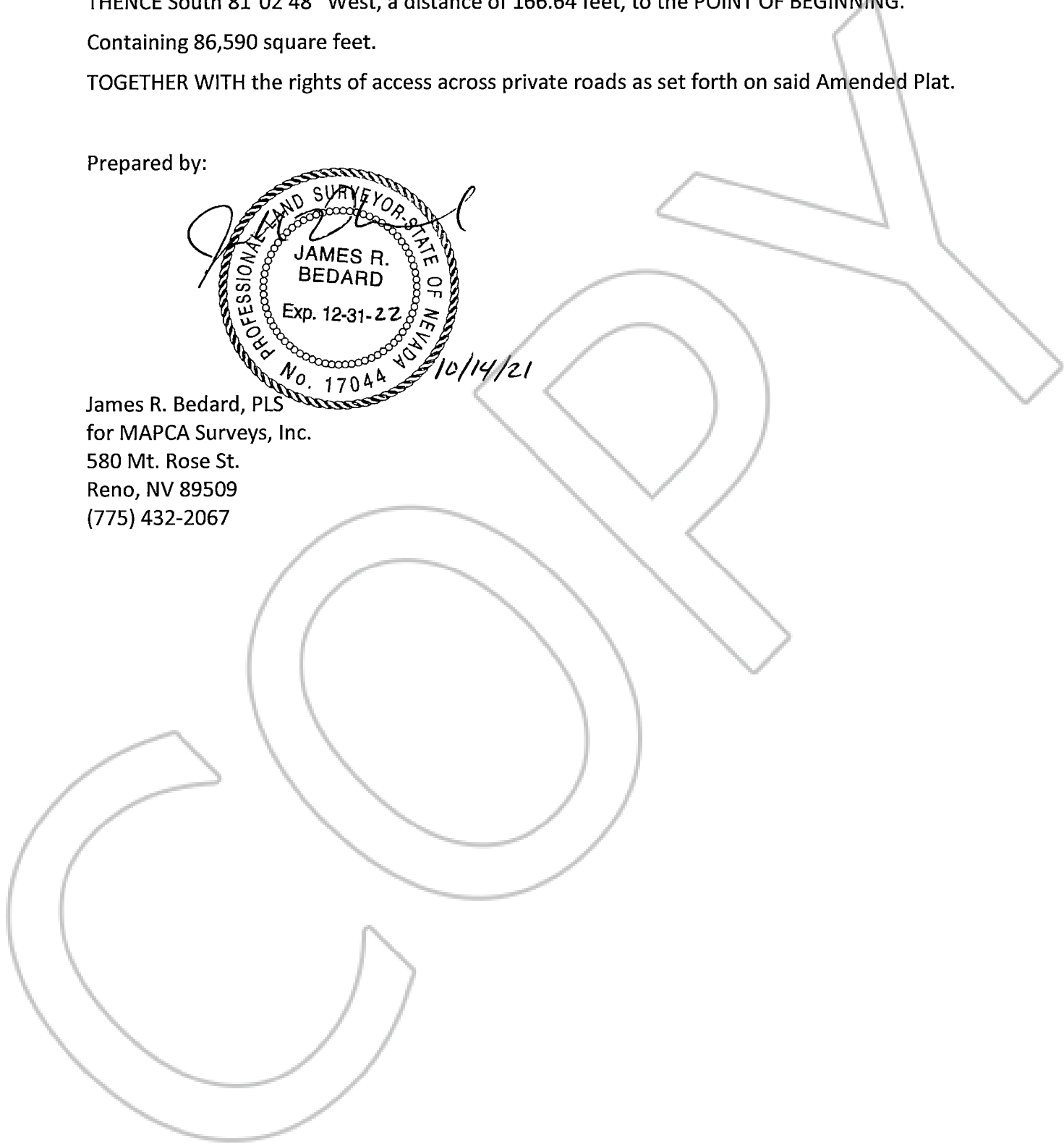
Containing 86,590 square feet.

TOGETHER WITH the rights of access across private roads as set forth on said Amended Plat.

Prepared by:



James R. Bedard, PLS  
for MAPCA Surveys, Inc.  
580 Mt. Rose St.  
Reno, NV 89509  
(775) 432-2067





STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1419-09-001-039  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 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: \$409,417.80  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$409,417.80  
 Real Property Transfer Tax Due: \$1,597.05

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 54.12 %

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 [Handwritten Signature] Capacity Agent

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Leisha Ehlert, Director  
 Address: 2199 Old Clear Creek Road  
 City: Carson City  
 State: NV Zip: 89705

Print Name: Robert Cross  
 Address: 15 Twin Oak Road  
 City: Short Hills  
 State: NJ Zip: 07078

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: James Bedard, PLS, MAPCA Surveys, Inc. Escrow # \_\_\_\_\_  
 Address: 580 Mt. Rose Street  
 City: Reno State: Nevada Zip: 89509