

APNs: 1220-19-002-021;
1220-19-002~~022~~; and
1220-19-002~~023~~



00155472202209858020090098

KAREN ELLISON, RECORDER

E03

RECORDING REQUESTED BY:

Flying Eagle Ranch, LLC
c/o James R. Cavilia, Esq.
Allison MacKenzie, Ltd.
402 N. Division Street
Carson City, Nevada 89703

■The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030

Nathan A. Leising
Signature

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

CORRECTED BOUNDARY LINE ADJUSTMENT DEED

(THIS DEED IS BEING RE-RECORDED TO CORRECT THE EXHIBIT A AND EXHIBIT B LEGAL DESCRIPTIONS IN THE ORIGINAL DEED RECORDED ON MARCH 18, 2022, AS DOCUMENT NUMBER 2022-982713)

Portions of APNs: 1220-19-002-021;
1220-19-002-022; and
1220-19-002-023



KAREN ELLISON, RECORDER E03

When recorded, mail to:
Flying Eagle Ranch, LLC
c/o James R. Cavilia, Esq.
Allison MacKenzie, Ltd.
402 N. Division Street
Carson City, Nevada 89703

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 14 day of March, 2022, by and between Flying Eagle Ranch, LLC, a Nevada limited liability company, GRANTOR, and Flying Eagle Ranch, 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.

0132-020
01/04/22

EXHIBIT "A"
DESCRIPTION
ABANDONMENT OF PUBLIC UTILITY EASEMENT
(Over A.P.N. 1220-19-002-021 & 1220-19-002-022)

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

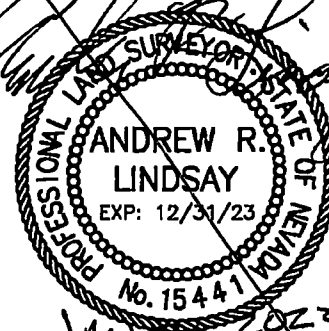
A portion of that certain 10-foot Public Utility Easement lying across Parcels 16B-2 and 16B-3 per the Parcel Map for Flying Eagle Ranch, LLC, filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010, more particularly describes as follows:

COMMENCING at the southeast corner of said Parcel 16B-3, said point falling on the westerly right-of-way line of State Route 88;
thence along the westerly right-of-way line of State Route 88, North 00°04'25" West, 425.20 feet;
thence leaving said westerly right-of-way line of State Route 88, South 89°55'35" West, 7.50 feet; to the **POINT OF BEGINNING**;
thence South 89°55'35" West, 287.58 feet;
thence North 00°04'25" West, 10.00 feet;
thence North 89°55'35" East, 287.58 feet;
thence South 00°04'43" East, 10.00 feet to the **POINT OF BEGINNING**
containing 2,876 square feet, more or less.

The Basis of Bearing for this description is North 00°04'43" West, the westerly right-of-way line of State Route 88 as shown on the Parcel Map for Flying Eagle Ranch, LLC, filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010;

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423

*NOT A PART OF THIS
DOCUMENT*



A.P.N. 1220-19-002-021

(PARCEL 16B-3 PER DOC. NO. 908010)

N89°55'35"E 287.58'

S89°55'35"W 287.58'

POINT OF BEGINNING

10' PUBLIC UTILITY EASEMENT
2,876 SF

LINE TABLE

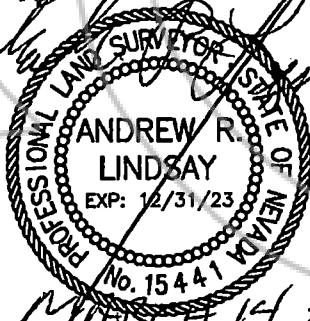
LINE	BEARING	LENGTH
L1	N00°04'25"W	10.00'
L2	S00°04'43"E	10.00'

Y:\CLIENT Files\0132\0132-020\CAD\Survey\Exhibits\0132-020\EXHIBIT ABANDON EASEMENT.dwg 3/14/2022 3:43:39 PM Rina Kampy

A.P.N. 1220-19-002-023
FLYING EAGLE RANCH, LLC

A.P.N. 1220-19-002-022

(PARCEL 16B-3 PER DOC. NO. 908010)



MARCH 14, 2022

7.5' P.U.E. PER
DOC. NO. 369848
908010

36' DITCH IRRIGATION
AND MAINTENANCE
EASEMENT PER DOC.
NO. 908010

COMMENCING

SCALE: 1" = 60'

425.20'

N00°04'43"W

STATE ROUTE 88



R/O Anderson
WWW.ROANDERSON.COM

MINDEN
1603 Emerald Ave
P.O. Box 2229
Minden, NV 89423
P 775.782.2322
F 775.782.7064

RENO
9060 Double
Diamond Pkwy, Unit 1B
Reno, NV 89521
P 775.782.2322
F 775.782.7064

EXHIBIT 'B'
ABANDONMENT OF 10'
PUBLIC UTILITY EASEMENT
FLYING EAGLE RANCH, LLC
(GARDNERVILLE, NV)

03/14/22

NOT A PART OF THIS DOCUMENT

0132-020
03/03/22

DESCRIPTION
ADJUSTED PARCEL 16B-2
(Current A.P.N. 1220-19-002-021)

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 19, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

BEGINNING at the northeasterly corner of Parcel 16B-2 per the Parcel Map for Flying Eagle Ranch, LLC, filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010, said point falling on the westerly right-of-way line of State Route 88;

thence along the east boundary of said Parcel 16B-2 and said westerly right-of-way line of State Route 88, South $00^{\circ}04'43''$ East, 429.80 feet;

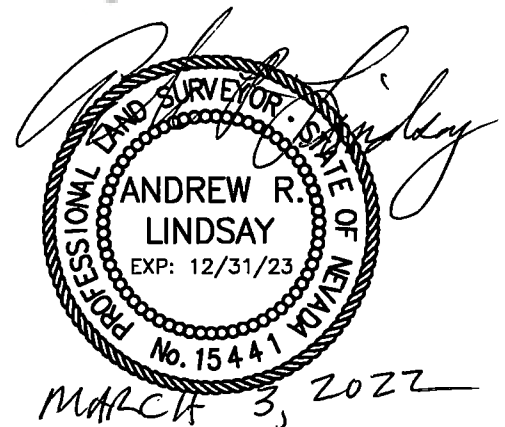
thence leaving said westerly right-of-way line of State Route 88, South $89^{\circ}55'35''$ West, 300.09 feet;

thence North $00^{\circ}04'25''$ West, 429.80 feet;

thence North $89^{\circ}55'35''$ East, 300.05 feet to the **POINT OF BEGINNING**, containing 2.96 acres, more or less.

The Basis of Bearing for this description is North $00^{\circ}04'43''$ West, the westerly right-of-way line of State Route 88 as shown on the Parcel Map for Flying Eagle Ranch, LLC, filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010;

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423



0132-020
01/04/22

**DESCRIPTION
ADJUSTED PARCEL 16B-3
(Current A.P.N. 1220-19-002-022)**

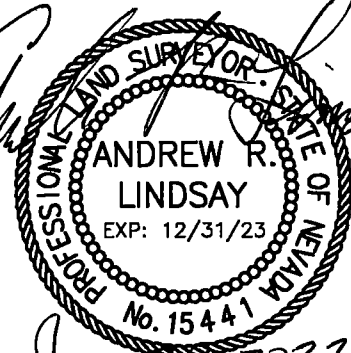
All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 19, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

BEGINNING at the southeast corner of Parcel 16B-3 per the Parcel Map for Flying Eagle Ranch, LLC, filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010, said point falling on the westerly line of state route 88;
thence along the south boundary of said Parcel 16B-3, North 89°59'19" West, 300.11 feet;
thence North 00°04'25" West, 290.75 feet;
thence North 89°55'35" East, 300.09 feet to a point on said westerly right-of-way line of State Route 88;
thence along said westerly right-of-way line of State Route 88, South 00°04'43" East, 291.19 feet to the **POINT OF BEGINNING**, containing 87,321 square feet, or 2.00 acres, more or less.

The Basis of Bearing for this description is North 00°04'43" West, the westerly right-of-way line of State Route 88 as shown on the Parcel Map for Flying Eagle Ranch, LLC, filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010;

Prepared By: R.O. ANDERSON ENGINEERING, INC
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423



Jan 27, 2022

0132-020
01/04/22

**DESCRIPTION
ADJUSTED PARCEL 16B-4
(Current A.P.N. 1220-19-002-023)**

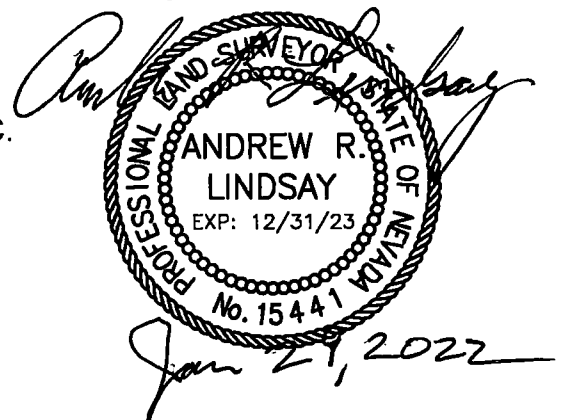
All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within portions of Sections 19 and 24, Township 12 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, further described as follows:

BEGINNING at the northwesterly corner of Parcel 16B-4 per the Parcel Map for Flying Eagle Ranch, LLC, filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010;
thence along the north boundary of said Parcel 16B-4, North 71°14'22" East, 1,889.70 feet;
thence South 89°57'22" East, 49.56 feet;
thence South 45°00'12" East, 93.12 feet;
thence North 89°55'35" East, 1,116.44 feet to a point on the westerly right-of-way line of State Route 88;
thence along said westerly right-of-way line of State Route 88, South 00°04'43" East, 50.00 feet;
thence leaving said westerly right-of-way line of State Route 88, South 89°55'35" West, 300.00 feet;
thence South 00°04'25" West, 1,301.74 feet to a point on the northerly line of Mallard Road;
thence along said northerly line of Mallard Road, North 89°59'19" West, 2,265.52 feet;
thence North 89°58'36" West, 388.42 feet;
thence North 04°52'32" West, 811.14 feet to the **POINT OF BEGINNING**, containing 74.45 acres, more or less.

The Basis of Bearing for this description is North 00°04'43" West, the westerly right-of-way line of State Route 88 as shown on the Parcel Map for Flying Eagle Ranch, LLC, filed for record December 13, 2017 in the office of Recorder, Douglas County, Nevada as Document No. 908010;

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-19-002-021
 b) 1220-19-002-022
 c) 1220-19-002-023
 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: \$ _____
 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 per NRS 375.090, Section # 3
 b. Explain Reason for Exemption: CORRECTING DOCUMENT # 2022-982713

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 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 Nathan A. Leising Capacity GRANTOR

Signature Nathan A. Leising Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: NATHAN A. LEISING
 Address: 850 FLYING EAGLE RANCH LANE
 City: GARDNERVILLE
 State: NEVADA Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: NATHAN A. LEISING
 Address: 850 FLYING EAGLE RANCH LANE
 City: GARDNERVILLE
 State: NEVADA Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)