

APN: Portion of 1420-33-112-001 &
1420-33-112-002
R.P.T.T. #0.00

Mail tax statements same as below

WHEN RECORDED MAIL TO:

Noah Rothe
1294 Saddlebronc Ct.
Minden, NV 89423



KAREN ELLISON, RECORDER

**BOUNDARY LINE ADJUSTMENT
GRANT, BARGAIN, SALE DEED**

THIS DEED IS PLACED OF RECORD FOR THE PURPOSE OF FACILITATING A BOUNDARY LINE ADJUSTMENT. THIS INDENTURE WITNESSETH: **Daniel James Judd and Wanda Judd, husband and wife as joint tenants with right of survivorship**, as Grantor in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain Sell and Convey to **Noah Rothe, a Single Man**, as Grantee forever, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BOUNDARY LINE ADJUSTMENT BETWEEN EXISTING PARCELS OF LAND, AS FURTHER DEPICTED AND SET FORTH ON THAT CERTAIN RECORD OF SURVEY IN SUPPORT OF BOUNDARY LINE ADJUSTMENT, RECORDED CONCURRENTLY HEREWITH.

Daniel James Judd
Daniel James Judd

Wanda Judd
Wanda Judd

STATE OF NEVADA)
)ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on May 17, 2022,
By Daniel James Judd and Wanda Judd

Signature *Jane Gray*
Notary Public

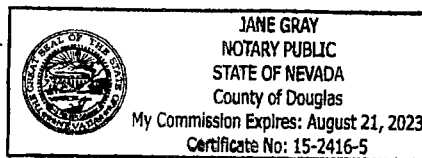


EXHIBIT "A"

3040-001
5/11/2022

DESCRIPTION
AREA ADJUSTED FROM LOT 148 TO LOT 147
(A PORTION OF A.P.N. 1420-33-112-002)

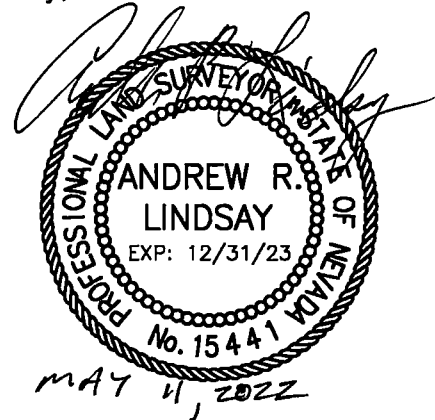
All that real property situate in the County of Douglas, State of Nevada, described as follows:

All that portion of Lot 148 per the Final Subdivision Map of Wildhorse Unit 4, filed for record December 31, 1990 in the office of Recorder, Douglas County, Nevada as Document No. 241974 more particularly describes as follows:

COMMENCING at the northeast corner of said Lot 148;
thence North 89°54'00" West, 70.00 feet;
thence South 72°38'03" West, 63.23 feet to the **POINT OF BEGINNING**;
thence South 25°35'07" East, 123.81 feet to the common southerly corner of said Lot 148 and Lot 147 per said Final Map;
thence along the original lot line between said Lots 147 and 148, North 28°39'38" West, 124.96 feet to the common northerly corner of said Lot 148 and Lot 147;
thence North 72°38'03" East, 6.77 feet to the **POINT OF BEGINNING**, containing 415 square feet, more or less.

The Basis of Bearing for this description is South 00°06'00" West, the east line of parcel 148 as shown on said Final Subdivision Map of Wildhorse Unit 4, filed for record December 31, 1990 in the office of Recorder, Douglas County, Nevada as Document No. 241974.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 51441
P.O. Box 2229
Minden, Nevada 89423



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) Ptn 1420-33-112-001
 b) 1420-33-112-002
 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: \$3,884.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$3,884.00
 Real Property Transfer Tax Due: \$15.60

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

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 [Handwritten Signature] Capacity Grantor

Signature [Handwritten Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Daniel James Judd and Wanda Judd
 Address: 1298 Saddlebronc Ct
 City: Minden
 State: NV Zip: 89423

Print Name: Noah Rothe
 Address: 1294 Saddlebronc Ct
 City: Minden
 State: NV Zip: 89423

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)