

APN: 1320-36-002-039



KAREN ELLISON, RECORDER

E03

**Recording Requested By
And When Recorded Mail To:**

Timothy and Carolyn Martell
1877 Milkweed Court
Gardnerville, NV 89410

Mail Tax Statements to:

Timothy and Carolyn Martell
1877 Milkweed Court
Gardnerville, NV 89410

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

Pursuant to NRS 239B.030, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

The undersigned grantor declares documentary transfer tax is: \$ 0.00

**BOUNDARY LINE ADJUSTMENT
GRANT DEED**

THIS DEED IS PLACED OF RECORD FOR THE PURPOSE OF RECORDING THE ADJUSTED LEGAL DESCRIPTION.

THIS INDENTURE WITNESSETH:

Timothy E. Martell and Carolyn V. Martell, husband and wife, owners of 1320-36-002-039, in favorable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and Convey to Timothy E. Martell and Carolyn V. Martell, husband and wife, as joint tenants with rights of survivorship, 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 FOR ADJUSTED LOT 11A.

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

GRANTORS:

Timothy E. Martell ^{6/1/22}
Timothy E. Martell Date

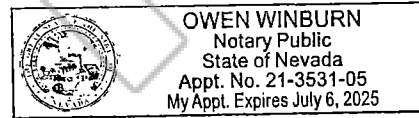
Carolyn V. Martell ^{6/1/2022}
Carolyn V. Martell Date

STATE OF NEVADA)
) ss:
COUNTY OF DOUGLAS)

On the 1 day of June 2022, before me, a Notary Public personally appeared Timothy E. Martell and Carolyn V. Martell proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity, and that by their signature on the instrument the person or entities upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

[Signature]
Notary Public



A.P.N. 1320-36-002-039

A.P.N. 1320-36-002-038

EXHIBIT "A"

LEGAL DESCRIPTION
(NEW LOT 11A)

That portion of the Southwest ¼ of Section 36, Township 13 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

That portion of Lot 11, Block B, as said lots is shown on the Final Map of Wildflower Ridge Unit 1, which was recorded in Book 691, at Page 338, as Instrument No. 252076, in the Official Records of said Douglas County, described as follows:

Beginning at the Northwesterly corner of said Lot 11; thence N. 75°37'30" E., 616.55 feet to a point on the Southwesterly right-of-way line of Milkweed Court, said point being the beginning of a curve concave to the Northeast and having a radius of 825.00 feet, a radial line through said point bears S. 36°50'06" W; thence Southeasterly along said curve through a central angle of 06°57'12" an arc distance of 100.12 feet to the most Easterly corner of said Lot 11; thence Southwesterly along the Southeasterly line of said Lot 11 S. 29°49'50" W., 762.36 feet to the Southeasterly corner of said Lot 11; thence Westerly along the Southerly line of said Lot 11 N. 89°22'42" W., 310.09 feet to the Southwesterly corner of said Lot 11; thence Northerly along the Westerly line of said Lot 11 N. 00°52'04" E., 560.00 feet to the Point of Beginning.

Said parcel contains 7.26 acres, more or less.

Per NRS 111.312, this legal description was prepared by Western Surveying Services, whose mailing address in P.O. Box 6202, Gardnerville, Nevada 89460.


David D. Winchell

David D. Winchell, P.L.S. No. 3209
Date 6/09/22

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-36-002-038(Portion)
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other

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

3.a. Total Value/Sales Price of Property \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property (_____))
 c. Transfer Tax Value: \$ 0
 d. Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Boundary Line Adjustment
Grantor and Grantee are same persons.

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 Timothy E. Martell Capacity: Grantor/Grantee
 Signature Carolyn V. Martell Capacity: Grantor/Grantee

SELLER (GRANTOR) INFORMATION
Timoty E. Martell Carolyn V. Martell
1877 Milkweed Court
Gardnerville NV.
89410

BUYER (GRANTEE) INFORMATION
Timoty E. Martell Carolyn V. Martell
Address: 1877 Milkweed Court
City: Gardnerville
State: NV. Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: David D. Winchell Escrow # _____
 Address: P.O. Box 6202
 City: Gardnerville State: NV. Zip: 89460

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED