

<b>A.P.N. No.:</b>	1318-25-110-009 & 1318-25-110-013
<b>R.P.T.T.</b>	\$ 0.00
<b>File No.:</b>	
<b>Recording Requested By:</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
The Daviton Living Trust dated August 14, 2000	
108 Westside Drive	
Rochester, New York 14624	



KAREN ELLISON, RECORDER

### Boundary Line Adjustment Deed

THIS INDENTURE WITNESSETH: That as of June 6, 2022, Candi Marie Daviton, Trustee under the Daviton Living Trust, dated August 14, 2000 ("First Party"), owner of the real property situate in the County of Douglas, State of Nevada, described in Exhibit A; and, Steven Astengo, a married man as his sole and separate property ("Second Party"), owner of the real property situate in the County of Douglas, State of Nevada, described in Exhibit B, do hereby enter into this Boundary Line Adjustment Deed.

#### WITNESSETH

NOW THEREFORE, the First Party and the Second Party, as owners of the adjacent and abutting Parcels, for good and valuable consideration, do by these presents desire to adjust the boundary line between the above-described Parcels pursuant to NRS 278.461(4)(c).

NOW THEREFORE, the First Party does by these presents, grant, bargain and sell to the Second Party, the lands described in Exhibit C. The Second Party does by these presents, grant, bargain and sell to the First Party, the lands described in Exhibit D, necessary to effect this boundary line adjustment, so that the parcel of land owned by the First Party shall be as described in Exhibit F and the parcel of land owned by the Second Party shall be as described in Exhibit G.

IN WITNESS WHEREOF, the parties have caused these presents to be executed.

Dated: \_\_\_\_\_

SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

FIRST PARTY

The Daviton Living Trust dated August 14, 2000

Candi Marie Daviton, Trustee  
Candi Marie Daviton, Trustee

SECOND PARTY

Steven Astengo  
Steven Astengo

State of NEW YORK )  
County of MONROE ) ss

This instrument was acknowledged before me on the 7<sup>th</sup> day of JUNE, 2022  
By: Candi Marie Daviton, Trustee of the Daviton Living Trust dated August 14, 2000

Signature: Michelle K. Rooksby  
Notary Public

MICHELLE K. ROOKSBY  
Notary Public, State of New York  
Monroe County Reg. # 01RO6413053  
Commission Expires 01/19/2025

My Commission Expires: 1-19-2025

State of Nevada )  
County of Douglas ) ss

This instrument was acknowledged before me on the 15<sup>th</sup> day of June, 2022  
By: Steven Astengo

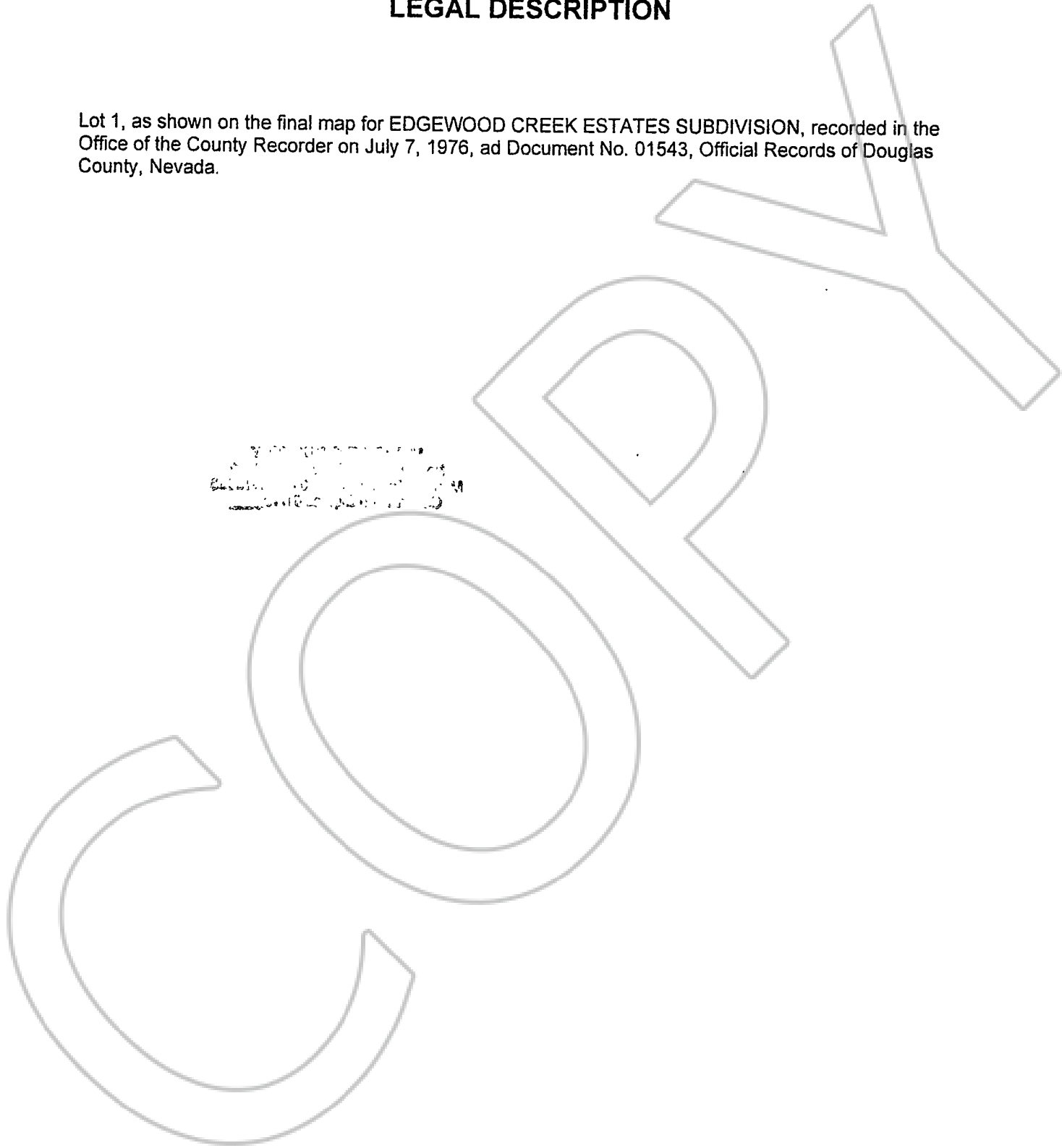
Signature: Kathleen Lippiatt  
Notary Public

KATHLEEN LIPPIATT  
Notary Public-State of Nevada  
Appointment No. 18-1344-3  
My Appointment Expires 01-19-2026

My Commission Expires: 01-19-2026

**EXHIBIT "A"  
LEGAL DESCRIPTION**

Lot 1, as shown on the final map for EDGEWOOD CREEK ESTATES SUBDIVISION, recorded in the Office of the County Recorder on July 7, 1976, ad Document No. 01543, Official Records of Douglas County, Nevada.



*[Faint, illegible text or stamp]*

**EXHIBIT "B"**  
**LEGAL DESCRIPTION**

Lot 2 as shown on the Final Map of Edgewood Creek Estates Subdivision recorded in the Office of the County recorder of July 7, 1976 as Document No. 01543 Official Records of Douglas County, Nevada.

Together with all that portion of Lot 3 per said Final Map of Edgewood Creek Estates, being described as follows:

Beginning at the Westerly comer common to said Lot 2 and said Lot 3,  
thence South  $85^{\circ}15'00''$  East 160.74;  
thence South  $00^{\circ}23'38''$  West 27.90 feet;  
thence North  $76^{\circ}14'03''$  West 99.26 feet;  
thence North  $74^{\circ}32'22''$  West 65.98 feet to the Point of Beginning.

PRIOR Doc # 921720

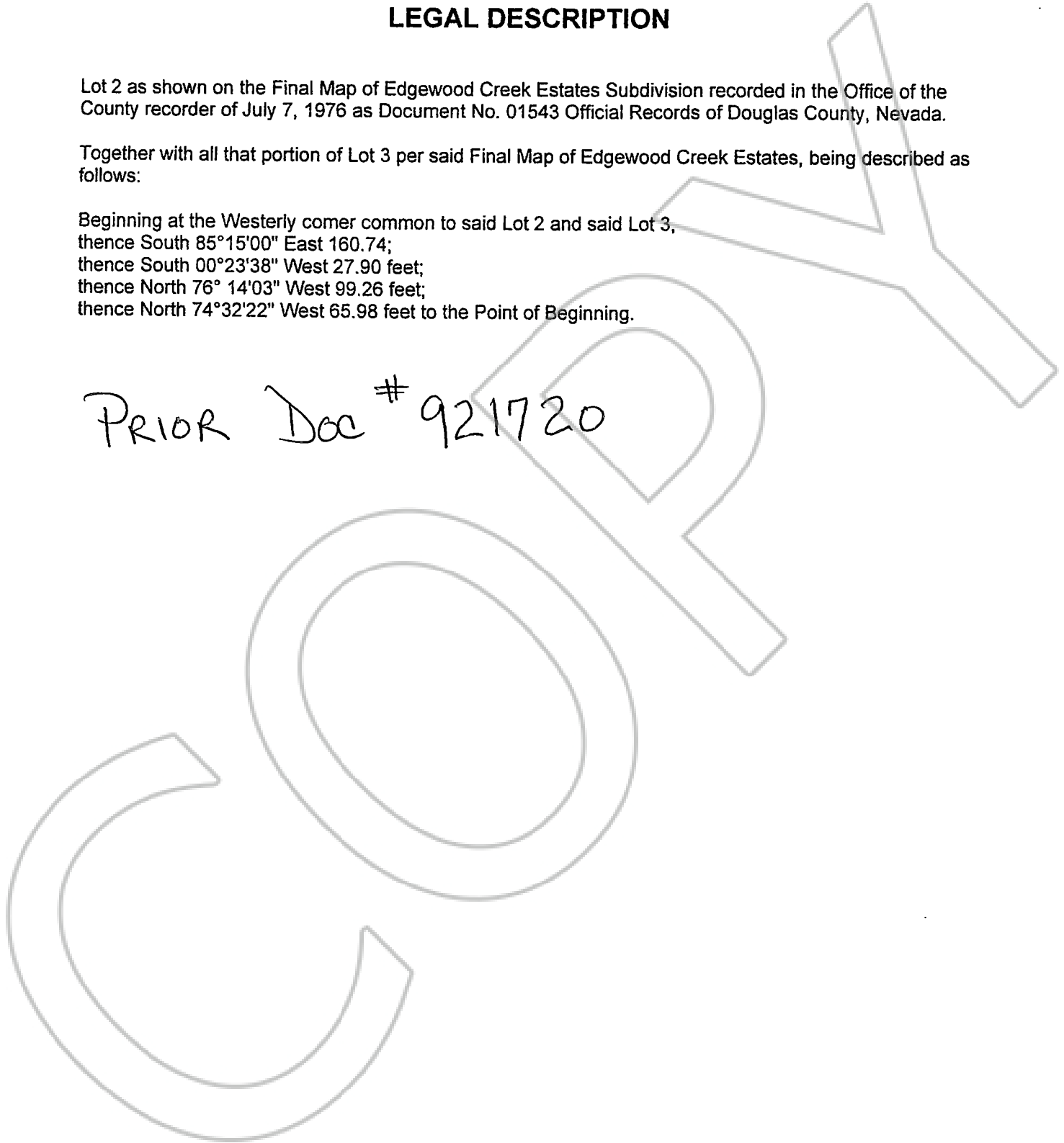


EXHIBIT C

February 15, 2022  
20103

DESCRIPTION  
TRANSFER – DAVITON TO ASTENGO

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 the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 25, Township 13 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

All that portion of Lot 1 per that Final Map of Edgewood Creek Estates, filed for record on July 7, 1976 as Document Number 01543, being more particularly described as follows:

Beginning at the Easterly property corner common to said Lot 1 and Adjusted Lot 2 per that Quitclaim Deed, filed for record on November 2, 2018 as Document Number 2018-921720 and shown on that Record of Survey filed for record on November 2, 2018 as Document Number 2018-92172, being more particularly described as follows:

thence along the common boundary between said Lot 1 and Adjusted Lot 2 North  $76^{\circ}45'00''$  West 121.84 feet;  
thence leaving said common boundary between said Lot 1 and Adjusted Lot 2 South  $85^{\circ}29'51''$  East 118.95 feet to the Easterly boundary of said Lot 1;  
thence along said Easterly boundary of said Lot 1 South  $00^{\circ}03'38''$  East 18.59 feet to the Point of Beginning.

Containing 1,102 square feet, more or less.

Together therewith all that portion of said Lot 1 per that Final Map of Edgewood Creek Estates, filed for record on July 7, 1976 as Document Number 01543, being more particularly described as follows:

Beginning at the Westerly property corner common to said Lot 1 and said Adjusted Lot 2,  
thence along the Easterly right-of-way of East Street, along a curve concave to the west with a radius of 175.00 feet, having an arc length of 14.06 feet and a central angle of  $04^{\circ}36'14''$ , the chord of said curve bears North  $35^{\circ}53'56''$  East 14.06 feet;

thence leaving said Easterly right-of-way of Easy Street South 58°55'09"  
East 42.37 feet to the common boundary of said Lot 1 and said Adjusted Lot 2;  
thence along said common boundary of said Lot 1 and said Adjusted Lot 2  
North 76°44'59" West 45.75 feet to the Point of Beginning.

Containing 295 square feet, more or less.

The Basis of Bearing for this description is based upon the above referenced Final  
Map of Edgewood Creek Estates.

Refer this description to your title company before incorporating into any legal  
document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449

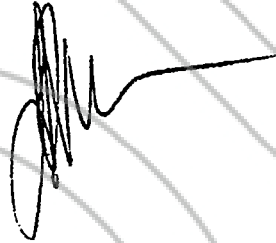
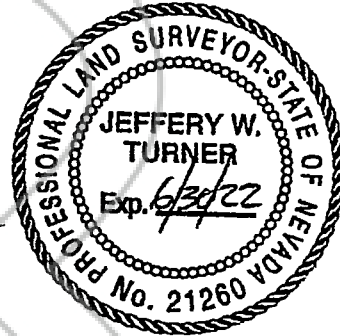
A handwritten signature in black ink, consisting of several loops and a long horizontal stroke, pointing towards the surveyor's seal.

EXHIBIT D

February 15, 2022  
20103

DESCRIPTION  
TRANSFER – ASTENGO TO DAVITON

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 the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 25, Township 13 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

All that portion of Adjusted Lot 2 per that Quitclaim Deed, filed for record on November 2, 2018 as Document Number 2018-921720 and shown on that Record of Survey filed for record on November 2, 2018 as Document Number 2018-92172, being more particularly described as follows:

Beginning at a Point along the common boundary between Lot 1 per the Final Map of Edgewood Creek Estates, filed for record on July 7, 1976 as Document Number 01543 and said Adjusted Lot 2, said Point bears North  $76^{\circ}45'00''$  West 121.84 feet from the Easterly property corner common to said Lot 1 and said Adjusted Lot 2;

thence leaving said common boundary between said Lot 1 and Adjusted Lot 2 North  $85^{\circ}29'51''$  West 112.14 feet;

thence North  $58^{\circ}55'09''$  West 55.70 feet to said common boundary between said Lot 1 and Adjusted Lot 2;

thence along said common boundary between said Lot 1 and Adjusted Lot 2 South  $76^{\circ}45'00''$  East 163.86 feet to the Point of Beginning.

Containing 1,397 square feet, more or less.

The Basis of Bearing for this description is based upon the above referenced Final Map of Edgewood Creek Estates.

Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



# EXHIBIT F

February 15, 2022  
20103

## DESCRIPTION RESULTANT - DAVITON

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 the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 25, Township 13 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

All that portion of Lot 1 per that Final Map of Edgewood Creek Estates, filed for record on July 7, 1976 as Document Number 01543, and Adjusted Lot 2 per that Quitclaim Deed, filed for record on November 2, 2018 as Document Number 2018-921720 and shown on that Record of Survey filed for record on November 2, 2018 as Document Number 2018-92172, being more particularly described as follows:

Beginning the Northmost corner of said Lot 1, said Point being on the Easterly right-of-way of Easy Street,

thence leaving said Easterly right-of-way of Easy Street along the Easterly boundary of said Lot 1 South  $00^{\circ}03'38''$  East 219.77 feet;

thence leaving said Easterly boundary of said Lot 1 North  $85^{\circ}29'51''$  West 231.09 feet;

thence North  $58^{\circ}55'09''$  West 98.07 feet to said Easterly right-of-way of Easy Street;

thence along said Easterly right-of-way of East Street the following five(5) courses:

1. along a curve concave to the northwest with a radius of 175.00 feet, having a central angle of  $08^{\circ}59'45''$  and an arc length of 27.48 feet; the chord of said curve bears North  $29^{\circ}05'57''$  East 27.45 feet;
2. North  $24^{\circ}36'04''$  East 22.68 feet;
3. along a curve concave to the southeast with a radius of 105.00 feet, having a central angle of  $70^{\circ}00'00''$  and an arc length of 128.28 feet, the chord of said curve bears North  $59^{\circ}36'04''$  120.45 feet;
4. South  $85^{\circ}23'56''$  East 76.22 feet
5. along a curve concave to the northwest with a radius of 125.00 feet, having a central angle of  $58^{\circ}51'03''$  and an arc



length of 128.39 feet, the chord of said curve bears North  
65°10'33" East 122.82 feet to the Point of Beginning.

Containing 46,126 square feet, more or less.

The Basis of Bearing for this description is based upon the above referenced Final  
Map of Edgewood Creek Estates.

Refer this description to your title company before incorporating into any legal  
document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



EXHIBIT G

February 15, 2022  
20103

DESCRIPTION  
RESULTANT - ASTENGO

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 the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 25, Township 13 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

All that portion of Lot 1 per that Final Map of Edgewood Creek Estates, filed for record on July 7, 1976 as Document Number 01543, and Adjusted Lot 2 per that Quitclaim Deed, filed for record on November 2, 2018 as Document Number 2018-921720 and shown on that Record of Survey filed for record on November 2, 2018 as Document Number 2018-92172, being more particularly described as follows:

Beginning the Southwest corner of said Adjusted Lot 2, said Point being on the Easterly right-of-way of Easy Street,

thence along said Easterly right-of-way of Easy Street the following three(3) courses:

1. along a curve concave to the southeast, having a radius of 85.00 feet, a central angle of  $31^{\circ}48'57''$  and an arc length of 47.20 feet, the chord of said curve bears North  $40^{\circ}11'36''$  East 46.60 feet;

2. North  $56^{\circ}06'04''$  East 82.52 feet;

3. along a curve concave to the northwest, having a radius of 175.00 feet, a central angle of  $22^{\circ}30'15''$  and an arc length of 68.73 feet, the chord of said curve bears North  $44^{\circ}50'57''$  East 68.29 feet;

thence leaving said Easterly right-of-way of Easy Street South  $58^{\circ}55'09''$  East 98.07 feet;

thence South  $85^{\circ}29'51''$  East 231.09 feet to the Easterly boundary of said Lot 1;

thence along said Easterly boundary of said Lot 1, and continuing along the Easterly boundary of said Adjusted Lot 2, South  $00^{\circ}03'38''$  East 99.59 feet;

thence leaving said Easterly boundary of said Adjusted Lot 2, along the Southerly boundary of said Adjusted Lot 2 the following four(4) courses:

1. North  $85^{\circ}15'00''$  West 302.05 feet

2. South  $00^{\circ}23'38''$  West 27.90 feet

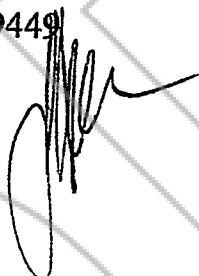
3. North 76°14'03" West 99.26 feet
4. North 74°32'22" West 65.98 feet to the Point of Beginning.

Containing 45,764 square feet, more or less.

The Basis of Bearing for this description is based upon the above referenced Final Map of Edgewood Creek Estates.

Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1318-25-110-009  
 b) 1318-25-110-013  
 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: \$ 1000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 1000.00  
 Real Property Transfer Tax Due: \$ 3.90

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 [Signature] Capacity Agent

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: THE DAVITON Living Trust  
 Address: 108 WESTSIDE DRIVE  
 City: ROCHESTER  
 State: New York Zip: 14624

Print Name: THE DAVITON Living Trust  
 Address: 108 WESTSIDE DRIVE  
 City: ROCHESTER  
 State: New York Zip: 14624

COMPANY/PERSON REQUESTING RECORDING  
(required if not the seller or buyer)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_