

APN: 1220-11-002-027/1220-11-002-026



R.P.T.T. 0.00

SHAWNYNE GARREN, RECORDER E03

RECORDING REQUESTED BY:
Stewart Title Company
File No: 1964572 SAB

MAIL TAX STATEMENTS TO:
James J. "Butch Peri"
PO Box 18708
Reno, NV 89511

Space Above This Line For Recorder's Use Only

Pursuant to NRS Section 239B.030, the Undersigned hereby affirms that this Document submitted for recording does not contain the social security number of any person.

BOUNDARY LINE ADJUSTMENT QUITCLAIM DEED

This Boundary Line Adjustment Quitclaim Deed is executed by James J. "Butch" Peri with reference to following:

A. James J. "Butch" Peri, an unmarried man, is the owner ("**Owner**") of those certain parcels of real property located in the County of Douglas, State of Nevada, described as the **Original Parcels** on Exhibit A ("**Exhibit A**") attached hereto and, by this reference, made a part hereof. The Original Parcels are more fully described by Exhibit A as "**Original Parcel 2A**" and "**Original Parcel 3A**".

B. Recording concurrently herewith, a Record of Survey Supporting a Boundary Line Adjustment ("**Record of Survey/Boundary Line Adjustment**") was recorded in the Official Records of the County Recorder of Douglas County, Nevada.

C. In accordance with the Record of Survey/Boundary Line Adjustment, the legal descriptions of Original Parcel 2A and Original Parcel 3A have been adjusted and described, respectively, as "**Resultant Parcel 2A**" and "**Resultant Parcel 3A**" by Exhibit A attached hereto (collectively the "**Resultant (Adjusted) Parcels**").

NOW, THEREFORE, WITHOUT CONSIDERATION, James J. "Butch" Peri, an unmarried man, hereby conveys, transfers and sets over to James J. "Butch" Peri, an unmarried man, Resultant Parcel 2A and Resultant Parcel 3A, all as more particularly described by Exhibit A attached hereto and, by this reference, made a part hereof, together with all and singular the tenements, hereditaments and appurtenances belonging or in any way appertaining thereto and any reversions, remainders, rents, issues or profits thereof.

Certificate of Owner. Pursuant to Nevada Revised Statutes Sections 278.461, subsection 5. (c), and 278.5693, subsection 2 (b), James J. "Butch" Peri hereby certifies:

(a) Owner has examined Exhibit A attached to this Boundary Line Adjustment Quitclaim Deed and approves the recordation thereof.

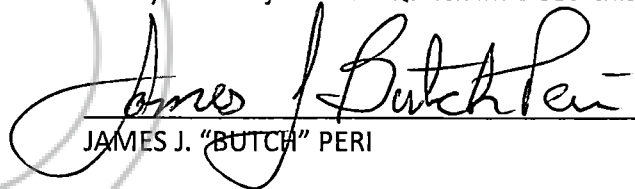
(b) Owner approved the recordation of the Record of Survey.

(c) There are no easements needed to be abandoned nor created for the Resultant (Adjusted) Parcels except as provided by the Record of Survey/Boundary Line Adjustment or as provided by Exhibit A.

(d) All property taxes with respect both the Existing Parcels and the Resultant (Adjusted) Parcels have been paid for the applicable fiscal year.

This Boundary Line Adjustment Quitclaim Deed shall be binding and inure to the benefit of the successors and assigns of James J. "Butch" Peri.

James J. "Butch" Peri has executed this Boundary Line Adjustment Quitclaim Deed this 13 day of October 2023.


JAMES J. "BUTCH" PERI

STATE OF NEVADA)
)ss.
COUNTY OF Washoe)

This instrument was acknowledged before me on October 13, 2023, by JAMES J. "BUTCH" PERI, an unmarried man.



NOTARY PUBLIC



COOPER

EXHIBIT A
LEGAL DESCRIPTION

ORIGINAL PARCEL 2A

ALL THAT REAL PROPERTY DESCRIBED AS RESULTANT PARCEL 2A ON RECORD OF SURVEY DOCUMENT 2022-980668, RECORDED FEBRUARY 2, 2022 IN DOUGLAS COUNTY OFFICIAL RECORDS, STATE OF NEVADA, SITUATE WITHIN A PORTION OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT LYING SOUTHWEST OF THE EAST RIGHT OF WAY LINE (80 FEET WIDE) OF U.S. HIGHWAY 395, A 3/4" BRASS CAP MARKED "X" 247+61.70 DISTANCE: 37.07' ANGLE: 90° ;

THENCE NORTH 44°33'33" EAST A DISTANCE OF 2.94 FEET TO AN UNMARKED 5/8 REBAR, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 395;

THENCE SOUTH 81°22'06" EAST A DISTANCE OF 1449.08 FEET TO THE SOUTHWEST CORNER OF SAID ORIGINAL PARCEL 2A, A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 15441, WHICH LIES ON THE NORTH RIGHT OR WAY LINE OF PINENUT COURT, THE **TRUE POINT OF BEGINNING**;

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE NORTH 29°56'32" WEST A DISTANCE OF 414.15 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 15441;

THENCE SOUTH 89°25'51" EAST A DISTANCE OF 786.40 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 15441 ON THE WEST RIGHT OF WAY LINE OF PINENUT ROAD;

THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 29°56'32" EAST A DISTANCE OF 47.03 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 805.00 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 21°37'30" AN ARC LENGTH OF 303.83 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 11172 AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND WHICH CURVE ENDS ON THE NORTH RIGHT OF WAY LINE OF PINENUT COURT;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 142°08'22" AN ARC LENGTH OF 124.04 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 11172;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINENUT COURT NORTH 89°25'51" WEST A DISTANCE OF 768.77 FEET TO THE **TRUE POINT OF BEGINNING**, CONTAINING 6.65 ACRES MORE OR LESS.

END OF DESCRIPTION OF ORIGINAL PARCEL 2A

EXHIBIT A
LEGAL DESCRIPTION

ORIGINAL PARCEL 3A

ALL THAT REAL PROPERTY DESCRIBED AS PARCEL 3A ON RECORD OF SURVEY DOCUMENT 2022-980668, RECORDED FEBRUARY 2, 2022 IN DOUGLAS COUNTY OFFICIAL RECORDS, STATE OF NEVADA, SITUATE WITHIN A PORTION OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT LYING SOUTHWEST OF THE EAST RIGHT OF WAY LINE (80 FEET WIDE) OF U.S. HIGHWAY 395, A 3/4" BRASS CAP MARKED "X" 247+61.70 DISTANCE: 37.07' ANGLE: 90°;

THENCE NORTH 44°33'33" EAST A DISTANCE OF 2.94 FEET TO AN UNMARKED 5/8 REBAR, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 395;

THENCE SOUTH 81°22'06" EAST A DISTANCE OF 1449.08 FEET TO THE SOUTHWEST CORNER OF SAID ORIGINAL PARCEL 2A, A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 15441 WHICH LIES ON THE NORTH RIGHT OR WAY LINE OF PINENUT COURT, THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°25'51" WEST A DISTANCE OF 265.83 FEET TO A 5/8" REBAR WITH BRASS TAG MARKED RLS6497;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°13'51" WEST A DISTANCE OF 46.34 FEET TO A 5/8" REBAR WITH PLASTIC CAP PLS 15441 AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 500.00 FEET;

THENCE CONTINUING ALONG SAID CURVE, AND LEAVING SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 42°26'49" AN ARC LENGTH OF 370.42 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED NV PLS 15441;

THENCE NORTH 46°47'02" WEST A DISTANCE OF 995.31 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED NV PLS 15441, SAID POINT LYING ON A NON-TANGENT CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS NORTH 46°50'19" WEST 1052.50 FEET DISTANT, AND WHICH POINT LIES ON THE EAST RIGHT OF WAY OF MULLER PARKWAY, AND FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION 11 BEARS NORTH 00°48'56" EAST 3108.76 FEET DISTANT;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 17°28'12" AN ARC LENGTH OF 320.92 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 760.50 FEET;

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LEGAL DESCRIPTION

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 05°25'17" AN ARC LENGTH OF 71.96 FEET;

THENCE CONTINUING ALONG THE SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES:

NORTH 20°16'16" EAST A DISTANCE OF 78.10 FEET;

THENCE NORTH 16°39'00" EAST A DISTANCE OF 101.56 FEET;

THENCE NORTH 15°26'42" EAST A DISTANCE OF 198.30 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND CURVE AT THE INTERSECTION WITH PINENUT ROAD THROUGH A CENTRAL ANGLE OF 66°02'48" AN ARC LENGTH OF 201.73 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PINENUT ROAD;

THENCE CONTINUING ALONG THE SOUTH AND WEST RIGHT OF WAY LINE OF PINENUT ROAD THE FOLLOWING COURSES:

NORTH 81°29'30" EAST A DISTANCE OF 300.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 725.00 FEET AND FROM WHICH THE RADIUS POINT BEARS SOUTH 00°40'27" EAST;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°43'55" AN ARC LENGTH OF 768.48 FEET;

THENCE SOUTH 29°56'32" EAST A DISTANCE OF 1118.02 FEET TO A 5/8" REBAR PLASTIC CAP MARKED PLS 15441;

THENCE LEAVING SAID RIGHT OF WAY NORTH 89°25'51" WEST A DISTANCE OF 786.40 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED NV PLS 15441;

THENCE SOUTH 29°56'32" EAST A DISTANCE OF 414.15 FEET TO THE **TRUE POINT OF BEGINNING**, CONTAINING 44.37 ACRES MORE OR LESS.

END OF DESCRIPTION OF ORIGINAL PARCEL 3A

EXHIBIT A
LEGAL DESCRIPTION

RESULTANT PARCEL 2A

ALL THAT REAL PROPERTY DESCRIBED AS RESULTANT PARCEL 2A ON RECORD OF SURVEY DOCUMENT 2022-980668, RECORDED FEBRUARY 2, 2022 IN DOUGLAS COUNTY OFFICIAL RECORDS, STATE OF NEVADA, SITUATE WITHIN A PORTION OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, MOUNT DIABLO MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NEVADA DEPARTMENT OF TRANSPORTATION MONUMENT LYING SOUTHWEST OF THE EAST RIGHT OF WAY LINE (80 FEET WIDE) OF U.S. HIGHWAY 395, A 3/4" BRASS CAP MARKED "X" 247+61.70 DISTANCE: 37.07' ANGLE: 90°;

THENCE NORTH 44°33'33" EAST A DISTANCE OF 2.94 FEET TO AN UNMARKED 5/8 REBAR, SAID POINT ALSO LYING ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY 395;

THENCE SOUTH 81°22'06" EAST A DISTANCE OF 1449.08 FEET TO THE SOUTHWEST CORNER OF SAID RESULTANT PARCEL 2A, A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 15441, THE **TRUE POINT OF BEGINNING**;

THENCE NORTH 29°56'32" WEST A DISTANCE OF 446.30 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 6642;

THENCE SOUTH 89°25'51" EAST A DISTANCE OF 786.40 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 6642 ON THE WEST RIGHT OF WAY LINE OF PINENUT ROAD;

THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 29°56'32" EAST A DISTANCE OF 79.18 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 6642 AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 805.00 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 21°37'30" AN ARC LENGTH OF 303.83 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 11172 AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND WHICH CURVE ENDS ON THE NORTH RIGHT OF WAY LINE OF PINENUT COURT;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 142°08'22" AN ARC LENGTH OF 124.04 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED PLS 11172;

THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF PINENUT COURT NORTH 89°25'51" WEST A DISTANCE OF 768.77 FEET TO THE **TRUE POINT OF BEGINNING**, CONTAINING 7.15 ACRES MORE OR LESS.

END OF DESCRIPTION OF RESULTANT PARCEL 2A

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LEGAL DESCRIPTION

RESULTANT PARCEL 3A

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THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°25'51" WEST A DISTANCE OF 265.83 FEET TO A 5/8" REBAR WITH BRASS TAG MARKED RLS6497;

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE NORTH 89°13'51" WEST A DISTANCE OF 46.34 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED NV PLS 15441 AND THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 500.00 FEET;

THENCE CONTINUING ALONG SAID CURVE, AND LEAVING SAID NORTH RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 42°26'49" AN ARC LENGTH OF 370.42 FEET TO A 5/8" REBAR WITH WIRED TAG MARKED NV PLS 15441;

THENCE NORTH 46°47'02" WEST A DISTANCE OF 995.31 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED NV PLS 15441, SAID POINT LYING ON A NON-TANGENT CURVE TO THE LEFT, FROM WHICH THE RADIUS POINT BEARS NORTH 46°50'19" WEST 1052.50 FEET DISTANT, AND WHICH POINT LIES ON THE EAST RIGHT OF WAY OF MULLER PARKWAY, AND FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION 11 BEARS NORTH 00°48'56" EAST 3108.76 FEET DISTANT;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 17°28'12" AN ARC LENGTH OF 320.92 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 760.50 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE AND CURVE THROUGH A CENTRAL ANGLE OF 05°25'17" AN ARC LENGTH OF 71.96 FEET;

THENCE CONTINUING ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING COURSES:

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THENCE NORTH 16°39'00" EAST A DISTANCE OF 101.56 FEET;
THENCE NORTH 15°26'42" EAST A DISTANCE OF 198.30 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 175.00 FEET;
THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE AND CURVE AT THE INTERSECTION WITH PINENUT ROAD THROUGH A CENTRAL ANGLE OF 66°02'48" AN ARC LENGTH OF 201.73 FEET, TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF PINENUT ROAD;

THENCE CONTINUING ALONG THE SOUTH AND WEST RIGHT OF WAY LINE OF PINENUT ROAD THE FOLLOWING COURSES:

NORTH 81°29'30" EAST A DISTANCE OF 300.78 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT WITH A RADIUS OF 725.00 FEET AND FROM WHICH THE RADIUS POINT BEARS SOUTH 00°40'27" EAST;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°43'55" AN ARC LENGTH OF 768.48 FEET;

THENCE SOUTH 29°56'32" EAST A DISTANCE OF 1085.87 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED NV PLS 6442;

THENCE LEAVING SAID RIGHT OF WAY NORTH 89°25'51" WEST A DISTANCE OF 786.40 FEET TO A 5/8" REBAR WITH PLASTIC CAP MARKED NV PLS 6642;

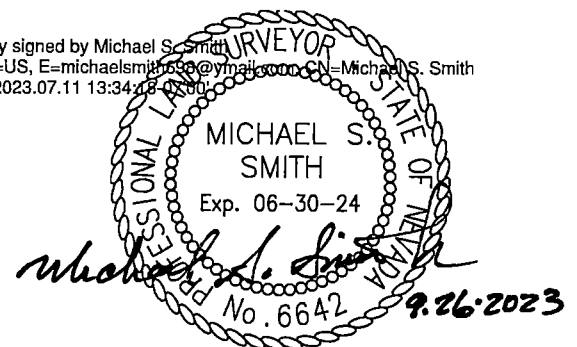
THENCE SOUTH 29°56'32" EAST A DISTANCE OF 446.30 FEET TO THE **TRUE POINT OF BEGINNING**, CONTAINING 43.87 ACRES MORE OR LESS.

END OF DESCRIPTION OF RESULTANT PARCEL 3A

Michael S. Smith

Prepared by
Michael Smith, PE, PLS 6642
on behalf of
ROBISON ENGINEERING, INC.

Digitally signed by Michael S. Smith
DN: C=US, E=michaelsmith6642@gmail.com, CN=Michael S. Smith
Date: 2023.07.11 13:34:43 -0700



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-11-002-027
 b) 1220-11-002-026
 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
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Transfer without consideration to record Boundary Line Adjustment Quitclaim Deed

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 James J. Peri Capacity Grantor
 Signature James J. Peri Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: James J. "Butch" Peri
 Address: PO Box 18708
 City: Reno
 State: NV Zip: 89511

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: James J. "Butch" Peri
 Address: PO Box 18708
 City: Reno
 State: NV Zip: 89511

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

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

High Sierra Storage, LLC
1188 California Avenue
Reno, NV 89509