



SHAWNYNE GARREN, RECORDER

APNs: 1418-15-511-002 and 1418-15-511-025

Recording Requested by
and When Recorded Return to:

Feldman Thiel LLP
Attention: Kara Thiel
P.O. Box 1309
Zephyr Cove, Nevada 89448

Mail Tax Statements to:

Rafal T Bogowolski
P.O. Box 121
Zephyr Cove, Nevada 89448

The undersigned hereby affirms that this document,
including any exhibits, submitted for recording does not
contain the social security number of any person or
persons. (NRS 239B.030.)

**QUITCLAIM DEED
FOR BOUNDARY LINE ADJUSTMENT AND PERPETUAL USE EASEMENT**

THIS INDENTURE is made this 16th day of June 2023, by and between RAFAL T BOGOWOLSKI, an Unmarried Man ("Bogowolski"), and UPPAWAY ESTATES, INC., a Nevada corporation ("UPPAWAY") (together, the "Parties").

WITNESSETH

Bogowolski is the owner of Lot 33, as shown on the SEVENTH AMENDED MAP of UPPAWAY filed in the Office of the County Recorder of Douglas County, Nevada ("Official Records") on November 29, 1982, in Book 1182, Page 1259 as Document No. 73522, being an Amended map of UPPAWAY filed on May 21, 1976, and commonly known as Assessor's Parcel Number (APN) ("Lot 33").

UPPAWAY is a homeowner's association and owns various common area parcels including the property that surrounds Lot 33 commonly known as APN 1418-15-511-025 ("Common Area").

Bogowolski desires to reconfigure Lot 33 which will involve adjusting the boundary lines of Lot 33 and also the Common Area.

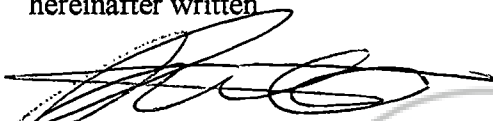
The purpose of this deed is to reconfigure Lot 33 and change the boundary lines between Lot 33 and the Common Area.

NOW THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, Bogowolski does hereby quitclaim and convey to UPPAWAY all of its right, title and interest in and to that portion of Lot 33 described in Exhibit "A" attached hereto and incorporated herein by reference, and UPPAWAY does hereby quitclaim and convey to Bogowolski all of its right, title and interest in and to that portion of the Common Area described in Exhibit "B" attached hereto and incorporated herein by reference, such that the adjusted Lot 33 is as described in Exhibit "C" attached hereto and incorporated herein by reference and the adjusted Common Area is as described in Exhibit "D" attached hereto and incorporated herein by reference.

TOGETHER WITH a Perpetual Use Easement granted hereby as described in that Grant of Easement recorded in Official Records on July 27, 1990, as Document No. 231121 in Book 790, Page 3974.

This Quitclaim Deed for Boundary Line Adjustment and Perpetual Use Easement is binding upon and shall inure to the benefit of the Parties successors and assigns.

IN WITNESS WHEREOF, the Parties have executed this instrument as of the last day hereinafter written



Rafal T Bogowolski

Dated: 6 - 16 - 2023

ACKNOWLEDGMENT

STATE OF Nevada

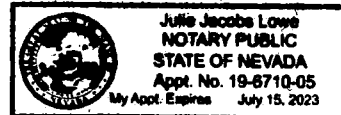
COUNTY OF Douglas

On June 16, 2023, before me, Julie Jacobs Lowe personally appeared Rafal T. Bogowolski who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.



Signature (Seal)



UPPAWAY ESTATES, INC.,
a Nevada corporation

By: [Signature]

Dated: June 16, 2023

Its: President

Name: Guru Amrit Khalsa

ACKNOWLEDGMENT

STATE OF Nevada

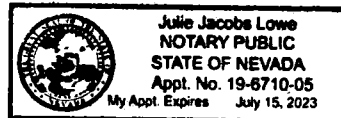
COUNTY OF Douglas

On June 16, 2023, before me, Julie Jacobs Lowe
personally appeared Guru Amrit Khalsa
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument
the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing
paragraph is true and correct.

Witness my hand and official seal.

[Signature] (Seal)
Signature



[End]

March 16, 2023

22040

EXHIBIT "A"
DESCRIPTION

Transfer – Lot 33 to Common Area

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

A portion of land located within a portion of Section 15, Township 14 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Being a portion of Lot 33 as per the Seventh Amended Map of Uppaway, filed for record on November 29, 1982 as Document Number 73522,

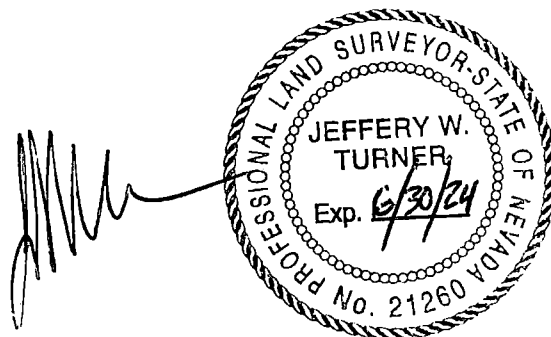
Beginning at the Southwest corner of said Lot 33,
thence North $16^{\circ}57'00''$ East 50.00 feet;
thence South $73^{\circ}03'00''$ East 50.00 feet;
thence South $16^{\circ}57'00''$ West 1.00 feet;
thence North $73^{\circ}03'00''$ West 40.25 feet;
thence South $16^{\circ}57'00''$ West 49.00 feet;
thence North $73^{\circ}03'00''$ West 9.75 feet to the Point of Beginning.

Containing 528 square feet, more or less.

The Basis of Bearing for this description is based upon said Seventh Amended Map of Uppaway.

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



March 16, 2023
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EXHIBIT "B"
DESCRIPTION

Transfer – Common Area to Lot 33

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

A portion of land located within a portion of Section 15, Township 14 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Being a portion of the adjusted Common Area as described in Exhibit B of that Boundary Line Adjustment Deed and Perpetual Use Easement, filed for record on September 13, 2022 as Document Number 2022-989393,

Excepting therefrom all that portion of said Common Area being more particularly described as follows:

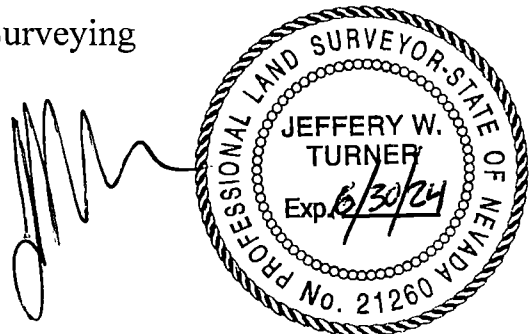
Beginning at a Point that bears South 67°11'38" East 9.80 feet from the Southwest corner of Lot 33 per the Seventh Amended Map of Uppaway, filed for record on November 29, 1982 as Document Number 73522,
thence North 16°57'00" East 1.00 feet;
thence South 73°03'00" East 40.25 feet;
thence North 16°57'00" East 49.00 feet;
thence South 73°03'00" East 9.75 feet;
thence South 16°57'00" West 50.00 feet;
thence North 73°03'00" West 50.00 feet to the Point of Beginning.

Containing 528 square feet, more or less.

The Basis of Bearing for this description is based upon said Seventh Amended Map of Uppaway.

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



March 16, 2023

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EXHIBIT "C"
DESCRIPTION
Resultant – Lot 33

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 15, Township 14 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

All that portion of Lot 33 as shown on that Seventh Amended Map of Uppaway, filed for record on November 29, 1982 as Document Number 73522, and all that portion of the adjusted Common Area as described in Exhibit B of that Boundary Line Adjustment Deed and Perpetual Use Easement, filed for record on September 13, 2022 as Document Number 2022-989393, being more particularly described as follows:

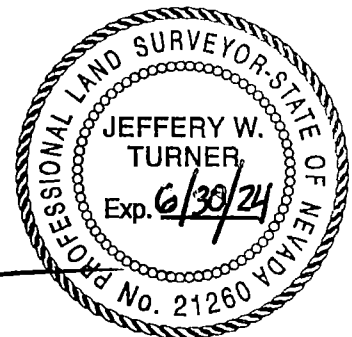
Beginning at a Point that bears South 67°11'38" East 9.80 feet from the Southwest corner of said Lot 33,
thence North 16°57'00" East 50.00 feet;
thence South 73°03'00" East 50.00 feet;
thence South 16°57'00" West 50.00 feet;
thence North 73°03'00" West 50.00 feet to the Point of Beginning.

Containing 2,500 square feet, more or less.

The Basis of Bearing for this description is based upon said Seventh Amended Map of Uppaway.

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



March 16, 2023
22040

EXHIBIT "D"
DESCRIPTION
Resultant – Common Area

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 15, Township 14 North, Range 18 East, MDM, Douglas County, Nevada, being more particularly described as follows:

Being the adjusted Common Area as described in Exhibit B of that Boundary Line Adjustment Deed and Perpetual Use Easement, filed for record on September 13, 2022 as Document Number 2022-989393,

Together therewith all that portion of said Lot 33, being more particularly described as follows:

Beginning at the Southwest corner of said Lot 33,
thence North $16^{\circ}57'00''$ East 50.00 feet;
thence South $73^{\circ}03'00''$ East 50.00 feet;
thence South $16^{\circ}57'00''$ West 1.00 feet;
thence North $73^{\circ}03'00''$ West 40.25 feet;
thence South $16^{\circ}57'00''$ West 49.00 feet;
thence North $73^{\circ}03'00''$ West 9.75 feet to the Point of Beginning.

Containing 528 square feet, more or less.

Excepting therefrom all that portion of said Common Area being more particularly described as follows:

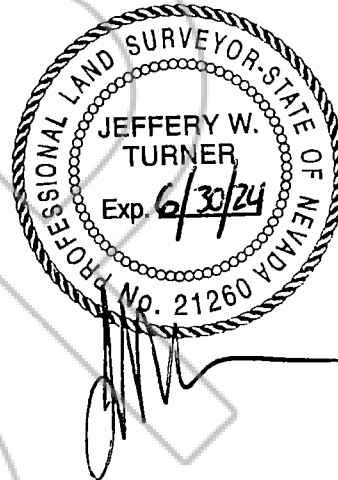
Beginning at a Point that bears South $67^{\circ}11'38''$ East 9.80 feet from the Southwest corner of Lot 33 per the Seventh Amended Map of Uppaway, filed for record on November 29, 1982 as Document Number 73522,
thence North $16^{\circ}57'00''$ East 1.00 feet;
thence South $73^{\circ}03'00''$ East 40.25 feet;
thence North $16^{\circ}57'00''$ East 49.00 feet;
thence South $73^{\circ}03'00''$ East 9.75 feet;
thence South $16^{\circ}57'00''$ West 50.00 feet;
thence North $73^{\circ}03'00''$ West 50.00 feet to the Point of Beginning.

Containing 528 square feet, more or less.

The Basis of Bearing for this description is based upon said Seventh Amended Map of Uppaway.

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) 1418-15-511-002
 b) 1418-15-511-025
 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 SFR under const

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ 500
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 500
 Real Property Transfer Tax Due: \$ 1.95

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 Kara L. Thiel Capacity Agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Uppaway Estates, Inc.
 Address: P.O. Box 11513
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Rafal T. Bogowolski
 Address: P.O. Box 121
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Kara Thiel, Feldman Thiel LLP Escrow # _____
 Address: P.O. Box 1309
 City: Zephyr Cove State: NV Zip: 89448

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