

A.P.N.: 1318-10-417-006



SHAWNYNE GARREN, RECORDER

E03

RECORDING REQUESTED BY:
CHARLOTTE XI & DEXING WU
PO BOX 417
GENOA, NV 89411

WHEN RECORDED MAIL DOCUMENT
TO: SAME AS ABOVE

MAIL TAX BILL TO:
SAME AS ABOVE

LOT LINE ADJUSTMENT GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
CHARLOTTE XI & DEXING WU

do(es) hereby GRANT, BARGAIN and SELL to CHARLOTTE XI & DEXING WU

the real property situate in the County of DOUGLAS, State of Nevada, described as
follows;

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

TOGETHER with all tenements, hereditaments and appurtenances, including easements
and water rights, if any, thereto belonging or appertaining, and any reversions,
remainders, rents, issues or profits thereof.

AFFIRMATION PURSUANT TO NRS 239B.030

The undersigned do hereby affirm that the preceding document does not contain the
social security number of any person.

Dated: 10-20-2023

CHARLOTTE XI

DEXING WU

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Nevada)

COUNTY OF Douglas)

On 10/20/2023 before me, Nina M Kocmanek,
Notary Public, personally appeared

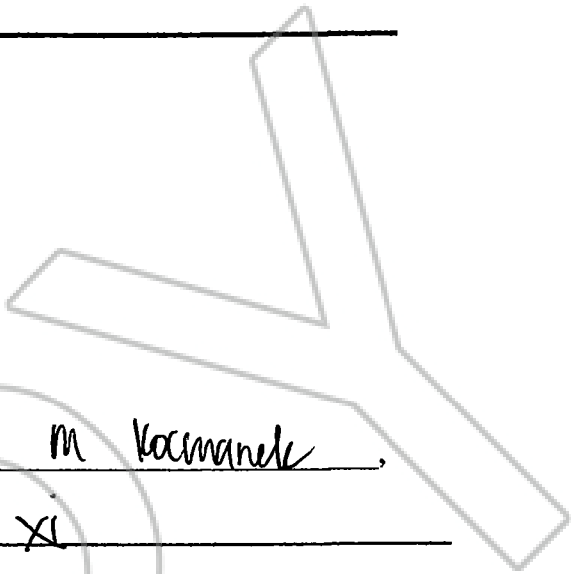
Charlotte Xi
DeYoung Wu

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 Nevada that the foregoing paragraph is true and correct. WITNESS my hand and official seal.



Nina Monica C. Kocmanek
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-4027-05
My Appt. Expires December 7, 2025



October 9, 2023
23026

RESULTANT LOT 28
DESCRIPTION

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

All that portion of the Southwest 1/4 of Section 10, Township 13 North, Range 18 East, M.D.M, being a portion of Lot 28 and Lot 29, Block 3 of Zephyr Heights Subdivision, filed for record on July 5, 1947 as Document Number 5160, being more particularly described as follows:

Beginning at a Point along the Southerly Right-of-Way of South Martin Drive, said Point bears South 58°01'40" East 25.99 feet from the Northerly corner common to said Lot 28 and said Lot 29, marked with a 3/4" iron pipe with plastic plug stamped "PLS 21260",

thence along said Southerly Right-of-Way of South Martin Drive South 58°01'40" East 4.00 feet;

thence along a curve concave to the northeast with a radius of 420.00 feet, a central angle of 08°31'50" and an arc length of 62.53 feet, the chord of said curve bears South 62°17'35" East 62.47 feet to the Northerly corner common to said Lot 28 and Lot 27, Block 3, per said Zephyr Heights Subdivision, marked with a 3/4" iron pipe with plastic plug stamped "PLS 21260";

thence leaving said Southerly Right-of-Way of South Martin Drive along the Property Line common to said Lot 28 and said Lot 27 South 15°33'36" West 74.82 feet to a Point marked with a 3/4" iron pipe with plastic plug stamped "PLS 21260" and continuing South 15°33'36" West 30.00 feet for a total distance of 104.82 feet (cited 104.69 feet) to the Southerly corner common to said Lot 28 and said Lot 27;

thence along the Southerly Property Line of said Lot 28 North 62°47'11" West (cited North 62°40'38" West) 100.00 feet to the Southerly corner common to said Lot 28 and said Lot 29, marked by a chiseled "X" with nail and brass tag stamped "PLS 21260" in boulder;

thence along the Southerly Property Line of said Lot 29 North 61°07'18" West (cited North 62°40'38" West) 4.00 feet to a 3/4" iron pipe with plastic plug stamped "PLS 21260";

thence leaving said Southerly property line of said Lot 29 North 24°14'34" East 52.51 feet to a Point along the common Property Line of said Lot 28 and said Lot 29, marked with a 3/4" iron pipe with plastic plug stamped "PLS 21260";

thence leaving said Property Line common to said Lot 28 and said Lot 29 South 70°04'34" East 12.36 feet to a 3/4" iron pipe with plastic plug stamped "PLS 21260";

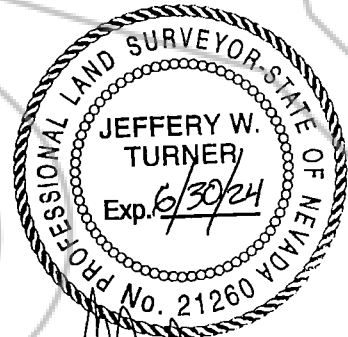
thence North 35°05'54" East 49.87 feet to the Point of Beginning.

The Basis of Bearings of this description is said Zephyr Heights Subdivision, filed for record on July 5, 1947 as Document Number 5160.

Containing 9,001 square feet, more or less.

Note: 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



October 9, 2023
23026

RESULTANT LOT 29
DESCRIPTION

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

All that portion of the Southwest 1/4 of Section 10, Township 13 North, Range 18 East, M.D.M, being a portion of Lot 29 and Lot 28, Block 3 of Zephyr Heights Subdivision, filed for record on July 5, 1947 as Document Number 5160, being more particularly described as follows:

Beginning at a Point along the Southerly Right-of-Way of South Martin Drive, said Point being the Northerly Property Corner common to said Lot 29 and Lot 30, Block 3, per said Zephyr Heights Subdivision, marked by a 3/4" iron pipe with plastic plug, stamped "PLS 3519",

thence along said Southerly Right-of-Way of South Martin Drive along a curve concave to the southwest, having a radius of 380.00 feet, a central angle of 06°11'20" and an arc length of 41.05 feet, the chord of said curve bears South 61°07'31" East 41.03 feet;

thence continuing along said Southerly Right-of-Way of South Martin Drive South 58°01'40" East 48.58 feet to the Northerly corner common to said Lot 29 and said Lot 28 and continuing 25.99 feet for a total distance of 74.57 feet to a 3/4" iron pipe with plastic plug stamped "PLS 21260";

thence leaving said Southerly Right-of-Way of South Martin Drive South 35°05'54" West 49.87 feet to a 3/4" iron pipe with plastic plug stamped "PLS 21260";

thence North 70°04'34" West 12.36 feet to a Point along the Property Line common to said Lot 29 and said Lot 28 marked by a 3/4" iron pipe with plastic plug stamped "PLS 21260";

thence leaving said Property Line common to said Lot 29 and said Lot 28 South 24°14'34" West 52.51 feet to the Southerly Property Line of said Lot 29 marked by a 3/4" iron pipe with plastic plug stamped "PLS 21260";

thence along said Southerly Property Line of Lot 29 North 61°07'18" West (cited North 62°40'38" West) 6.00 feet to a 1/2" rebar with plastic cap stamped "PLS 21260";

thence continuing along said Southerly Property Line of said Lot 29 North 62°38'46" West (cited North 62°40'38" West) 80.00 feet to the Southerly Property Corner common to said Lot 29 and said Lot 30, marked by a 3/4" iron pipe with plastic plug, stamped "PLS 3519";

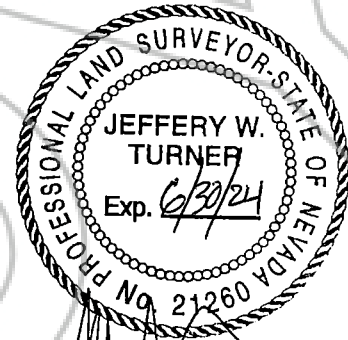
thence along the Property Line common to said Lot 29 and said Lot 30 North 20°31'55" East 111.17 feet to the Point of Beginning.

Containing 10,588 square feet, more or less.

The Basis of Bearings of this description is said Zephyr Heights Subdivision, filed for record on July 5, 1947 as Document Number 5160.

Note: 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



October 9, 2023
23026

TRANSFER – Lot 28 to Lot 29
DESCRIPTION

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

All that portion of the Southwest 1/4 of Section 10, Township 13 North, Range 18 East, M.D.M, being a portion of Lot 28, Block 3 of Zephyr Heights Subdivision, filed for record on July 5, 1947 as Document Number 5160, being more particularly described as follows:

Beginning at a Point along the Southerly Right-of-Way of South Martin Drive, said Point being the Northerly Property Corner of said Lot 28 and Lot 29, Block 3, per said Zephyr Heights Subdivision,
thence along said Southerly Right-of-Way of South Martin Drive South 58°01'40" East 25.99 feet to a 3/4" iron pipe with plastic plug stamped "PLS 21260";

thence leaving said Southerly Right-of-Way of South Martin Drive South 35°05'54" West 49.87 feet to a 3/4" iron pipe with plastic plug stamped "PLS 21260";

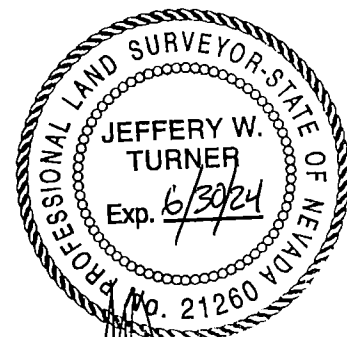
thence North 70°04'34" West 12.36 feet to a Point along the common Property Line of said Lot 28 and said Lot 29 marked by a 3/4" iron pipe with plastic plug stamped "PLS 21260";

thence along said common Property Line of Lot 28 and Lot 29 North 19°55'26" East (cited North 19°54'20" East) 53.55 feet to the Point of Beginning.

Containing 978 square feet, more or less.

Note: 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, appearing to read "Jeffery W. Turner", written over the bottom portion of the professional seal.

October 9, 2023
23026

TRANSFER – Lot 29 to Lot 28
DESCRIPTION

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

All that portion of the Southwest 1/4 of Section 10, Township 13 North, Range 18 East, M.D.M, being a portion of Lot 29, Block 3 of Zephyr Heights Subdivision, filed for record on July 5, 1947 as Document Number 5160, being more particularly described as follows:

Beginning at a Point being the Southerly Property Corner common to said Lot 29 and Lot 28, Block 3, per said Zephyr Heights Subdivision, marked by a chiseled "X" with nail & brass tag stamped "PLS 21260" in boulder,

thence along the Southerly Property Line of said Lot 29 North 61°07'18" West (cited North 62°40'38" West) 4.00 feet to a 3/4" iron pipe with plastic plug stamped "PLS 21260";

thence leaving said Southerly Property Line of said Lot 29 North 24°14'34" East 52.51 feet to a Point along the Property Line common to said Lot 29 and said Lot 28 marked by a 3/4" iron pipe with plastic plug stamped "PLS 21260";

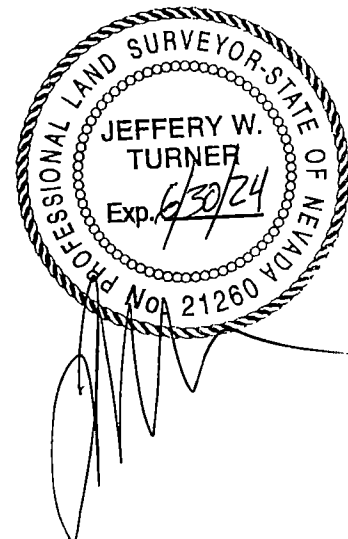
thence along said Property Line common to said Lot 29 and said Lot 28 South 19°55'26" West (cited South 19°54'20" West) 52.99 feet to the Point of Beginning.

The Basis of Bearings of this description is said Zephyr Heights Subdivision, filed for record on July 5, 1947 as Document Number 5160.

Containing 104 square feet, more or less.

Note: 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) 1318-10-417-006 PTN
 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'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: \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (0.00
 Transfer Tax Value: \$ 0.00
 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: Boundary Line Amendment - same owner

5. Partial Interest: Percentage being transferred: 100 %

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 _____ Capacity GRANTOR

Signature _____ Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Charlotte Xi & Dexing Wu

Print Name: _____
 Address: BOX 417
 City: Genoa
 State: NV Zip: 89411

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Charlotte Xi & Dexing Wu

Print Name: _____
 Address: BOX 417
 City: Genoa
 State: NV Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Gordon Consulting Inc./Jennifer Quashnick Escrow # _____
 Address: BOX 4470
 City: Steline State: NV Zip: 89449

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