

APN: 1219-15-002-032
1219-15-002-028



SHAWNYNE GARREN, RECORDER E03

RETURN RECORDED DEED TO:
BUFFALO CREEK ART CENTER, INC.
P.O. Box 12429
Zephyr Cove, NV 89448
Reno, NV 89511

MAIL TAX STATEMENTS TO:
BUFFALO CREEK ART CENTER, INC.
P.O. Box 12429
Zephyr Cove, NV 89448
Reno, NV 89511

The persons executing this document hereby affirm that this document submitted for recording does not contain the social security number of any person or persons pursuant to NRS 239B.030.

BOUNDARY LINE AGREEMENT AND QUITCLAIM DEED

BUFFALO CREEK ART CENTER, INC. a Nevada non-profit corporation, "BUFFALO" which was deeded a parcel, as described in Document No. 2016-882041 recorded on June 8, 2016, which deed is attached hereto as Exhibit A and incorporated herein by this reference and BUFFALO CREEK ART CENTER, INC., a Nevada non-profit corporation, "BUFFALO" which was deeded a parcel as described in Document No. 2017-901318 recorded on July 13, 2017, which deed is attached hereto as Exhibit B and incorporated herein by this reference. BUFFALO shall be referred to herein as the "PARTIES",

WITNESSETH:

WHEREAS, BUFFALO owns adjacent and abutting parcels of land by virtue of said above described deeds;

WHEREAS, BUFFALO desires to reconfigure the boundaries of the two parcels, the PARTIES are desirous of establishing a new common boundary between the respective properties;

NOW THEREFORE, the PARTIES do by these presents, quitclaim and convey to each other all their right, title and interest to all lands necessary to affect this boundary line so that the properties are as described hereafter as set forth in Exhibits C and D attached hereto and incorporated herein by reference.

THE PARTIES agree that as a result of the conveyance herein the respective legal descriptions are set forth in Exhibit C and Exhibit D apply to properties described in Exhibits A and B, respectively.

IN WITNESS WHEREOF, the PARTIES have executed this agreement and conveyance the day and year first above written.

BUFFALO CREEK ART CENTER, INC., a Nevada non-profit corporation

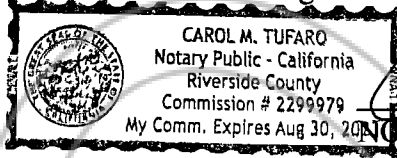
BUFFALO CREEK ART CENTER, INC., a Nevada non-profit corporation

By: [Signature]
ROBERT STEPHEN HARDY, President

By: [Signature]
ROBERT STEPHEN HARDY, President

STATE OF California
: ss.
COUNTY OF Riverside

On Feb. 24, 2023, personally appeared before me, a notary public, ROBERT STEPHEN HARDY, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the President of BUFFALO CREEK ART CENTER, INC., a Nevada non-profit corporation, and who further acknowledged to me that he executed the foregoing on behalf of said company.



[Signature]
NOTARY PUBLIC

STATE OF California
: ss.
COUNTY OF Riverside

On Feb. 24, 2023, personally appeared before me, a notary public, ROBERT STEPHEN HARDY, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the President of BUFFALO CREEK ART CENTER, INC., a Nevada non-profit corporation, and who further acknowledged to me that he executed the foregoing on behalf of said company.



[Signature]
NOTARY PUBLIC

COPY

EXHIBIT A

A.P.N.: 1219-15-002-032
R.P.T.T.: Exempt #1



KAREN ELLISON, RECORDER E01

RECORDING REQUESTED BY:
Buffalo Creek Art Center Inc.
P.O. Box 12429
Zephyr Cove, NV 89448

WHEN RECORDED MAIL DOCUMENT TO:
SAME AS ABOVE

MAIL TAX BILL TO:
SAME AS ABOVE

GRANT, BARGAIN and SALE DEED


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
ROBERT STEPHEN HARDY, TRUSTEE OF THE HARDY COMMUNITY
PROPERTY TRUST U/A DATED 02/01/1999

do(es) hereby GRANT, BARGAIN and SELL to Buffalo Creek Art Center Inc.
the real property situate in the County of DOUGLAS , State of Nevada, described as
follows;

SEE EXHIBIT "A" ATTACHED HERETO.

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.

Dated: JUN 1, 2016


ROBERT STEPHEN HARDY, TRUSTEE
OF THE HARDY COMMUNITY PROPERTY
TRUST U/A DATED 02/01/1999.

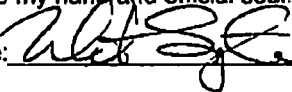
State of NEVADA)

County of DOUGLAS)ss)

On 6-1-16 before me, MIKE SIGALA, a Notary Public,

personally appeared ROBERT STEPHEN HARDY _____ personally known to me (or 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 entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Signature:  [seal]

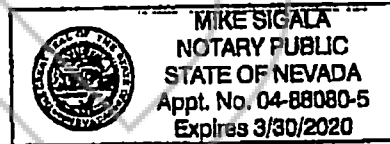


EXHIBIT "A" LEGAL DESCRIPTION

Situate in the County of Douglas, State Of Nevada, described as follows.

Real Property: Parcel 2 of the Parcel Map for Margaret J. Biggs and Wilfred L. Jones, Recorded the 19th day of September, 1985 in Book 985, Page 2262, Document No. 124005, of Official Records of Douglas County, Nevada.

Personal Property:

The Real Property is Commonly Known as 319 Jones Lane, Gardnerville, NV 89460 and More Particularly Described as: Parcel 2 of Parcel Map for Margaret J. Biggs and Wilford L. Jones, Recorded the 19th Day of September, 1985 in Book 985, Page 2262, Document No. 124005, Official Records of Douglas County Recorder, Nevada, Assessor's Parcel Number 1219-15-002-032, and All Water Rights Appurtenant to Real Property Including but not limited to the Following: Well # 1:8" AG Well, Location: N38'54.010. W119'50.132. Invensys Flow Meter Model #62254792, 10HP, 230V, 3Phase 60GPM Jacuzzi Pump Safronics GP 10 VFD Controller Pump is Set 315' on 3" Galvanized Pipe. Well#2.8" AG/Domestic Well, Location: N38' 53.847, W119* 50.064, Well Contains 2 Pumps, Both Pumps have Safronics VFD Controller, Pump # 1/AG Pump: 7.5 HP. 230V, 3-Phase. 70GPM Goulds Model, #70G875, Pump is Set 262' on 2" Galvanized Pipe. Pump#1/AG: 7.5HP, 230V, 3-Phase 70GPM Goulds Model #70G875, Pump is Set 262' on 2" Galvanized Pipe. Pump #2/Domestic Pump 3HP, 3-Phase, 230 V. 33 GPM Goulds Pump, Pump is set 218* on 1 ¼ "Galvanized Pipe, In Addition, Those Certain Water Rights as set forth in Application for Permission to Change Point of Diversion, Manner of Use and Place of Use of the Public Water of the State of Nevada, Filed May 17, 2001 in the State Engineers Office as Permit Numbers 67588 and 67589. In Addition, All Furniture and Fixtures, Equipment and Appurtenances to the Real Property.

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1219-15-002-032
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Verified Entity Docs - A</u>	

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 # 1
 b. Explain Reason for Exemption: Transfer from grantors trust to grantors non-profit corporation for no consideration.

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 [Signature] Capacity Grantor
 Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Hardy Community Property Trust u/a 02/01/99
 Address: P.O. Box 12429
 City: Zephyr Cove
 State: Nevada Zip: 89448

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Buffalo Creek Art Center Inc.
 Address: P.O. Box 12429
 City: Zephyr Cove
 State: Nevada Zip: 89448

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: Steve's Deeds Escrow # Hardy #1
 Address: P.O. Box 11506
 City: Zephyr Cove State: Nevada Zip: 89448

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

COPY

EXHIBIT B

DOUGLAS COUNTY, NV

RPTT: \$682.50 Rec: \$16.00

\$698.50 Pgs=3

ETRCO

KAREN ELLISON, RECORDER

2017-901318

07/13/2017 01:16 PM

APN#: 1219-15-002-028

RPTT: \$682.50

Recording Requested By:

Western Title Company

Escrow No.: 089381-TEA

When Recorded Mail To:

Buffalo Creek Art Center Inc.

P.O. Box 12429

Zephyr Cove, NV 89448

Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature _____

Traci Adams

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Robert Manton Parker, Jr., as Trustee of the Robert Manton Parker Jr. Trust U/A dated February 10, 1994

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Buffalo Creek Art Center Inc., a Domestic Non-Profit Corporation

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Gardnerville, County of Douglas State of Nevada bounded and described as follows:

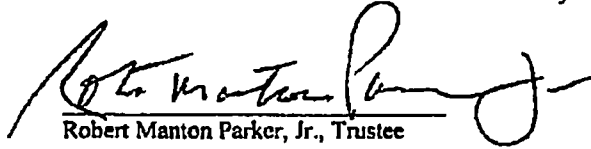
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot C as set forth on that certain Planned Unit Development 2014-1 of JOB'S PEAK RANCH UNIT 1, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on June 13, 1997, in Book 697, at Page 3042, as Document No. 415114, Official Records and by Certificate of Amendment recorded February 5, 1999, in Book 299, at Page 1198, as Document No. 460418, Official Records.

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

Dated: 07/09/2017

Robert Manton Parker Jr. Trust U/A dated February 10, 1994


Robert Manton Parker, Jr., Trustee

STATE OF Montana

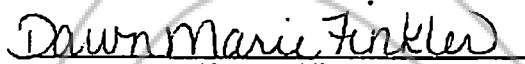
COUNTY OF Park

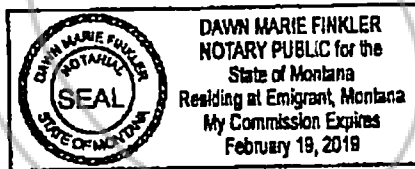
} ss

This instrument was acknowledged before me on

07/12/2017

By Robert Manton Parker, Jr.,


Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1219-15-002-028

2. Type of Property:
 a) Vacant Land
 b) Single Fam. Res.
 c) Condo/Twnhsc
 d) 2-4 Plex
 e) Apt. Bldg
 f) Comm'l/Ind'l
 g) Agricultural
 h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$175,000.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$175,000.00
 Real Property Transfer Tax Due: \$682.50

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 [Signature] Capacity grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Robert Manton Parker, Jr., as Trustee of the Robert Manton Parker Jr. Trust U/A dated February 10, 1994
 Address: 7418 Briar St.
 City: Prarie Village
 State: KS Zip: 66208

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Buffalo Creek Art Center Inc., a Domestic Non-Profit Corporation
 Address: P.O. Box 12429
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC, On behalf of Western Title Company
 Address: Douglas Office
 1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 089381-TEA

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

**EXHIBIT C
DESCRIPTION
ADJUSTED PARCEL A**

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 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

BEGINNING at the northwest corner of Lot C per the Amended Plat of a Portion of Job's Peak Ranch Unit 1 Amending Lots A,B,C,D,E and J filed for record January 27, 2011 in the office of recorder, Douglas County, Nevada as Document No.777625, said point falling on the east right-of-way line of Five Creek Road;

thence leaving said east right-of-way line of Five Creek Road, South 89°45'44" East, 173.10 feet;

thence South 00°12'27" West, 659.16 feet;

thence South 65°29'18" West, 99.65 feet to the beginning of a non-tangential curve;

thence along the arc of a curve to the left through a central angle of 32° 51' 20", having a radius of 171.11 feet, length 98.12 feet and chord bears South 56°41' 38" West, 96.78 feet to a point of intersection with a non-tangential line;

thence North 44°00'48" West, 50.66 feet to the beginning of a non-tangential curve;

thence along the arc of a curve to the left through a central angle 55°45'11", having a radius of 159.41 feet, length 155.11 feet and chord bears North 64°57'36" West, 149.07 feet to the beginning of a non-tangential curve;

thence along the arc of a curve to the left through a central angle of 57°47'13", having a radius of 165.53 feet, length 166.95 feet and chord bears South 61°06'24" West, 159.96 feet to a point of intersection with a non-tangential line;

thence South 38°16'15" West, 110.21 feet;

thence South 79°35'45" West, 65.43 feet;

thence North 23°43'56" West, 103.06 feet;

thence North 87°14'55" West, 68.83 feet to the beginning of a non-tangential curve;

thence along the arc of a curve to the right through a central angle of 49°07'57", having a radius of 375.00 feet, length 321.57 feet and chord bears North 27°27'54" East, 311.81 feet;

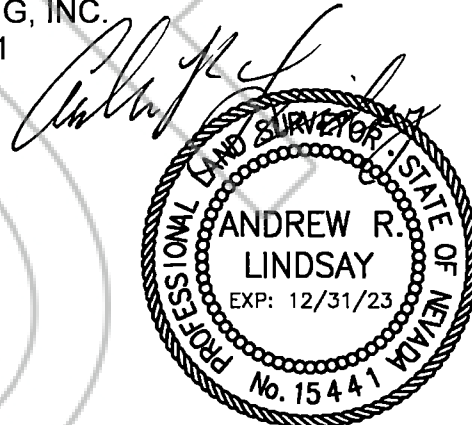
thence North 52°01'52" East, 214.88 feet to the beginning of a curve;

thence along the arc of a curve to the left through a central angle of $18^{\circ}32'33''$, having a radius of 425.00 feet, length 137.54 feet and chord bears North $42^{\circ}45'36''$ East, 136.94 feet;

thence North $33^{\circ}29'19''$ East, 267.88 feet to the **POINT OF BEGINNING**, containing 7.68 acres, more or less.

The Basis of Bearing for this description is $S89^{\circ}45'44''E$ - The north line of parcels 4G as shown on the Parcel Map #3 for Mikim Development Company, LLC filed for record august 13, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 549323.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423



**EXHIBIT D
DESCRIPTION
ADJUSTED PARCEL B**

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 12 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

BEGINNING at the southwest corner of Lot C per the Amended Plat of a Portion of Job's Peak Ranch Unit 1 Amending Lots A,B,C,D,E and J filed for record January 27, 2011 in the office of recorder, Douglas County, Nevada as Document No.777625, said point falling on the east right-of-way line of Five Creek Road;

thence along said east right-of-way line of Five Creek Road, along the arc of a curve to the left through a central angle of $21^{\circ}38'34''$, having a radius of 100.00 feet, a Radial Bearing In of North $62^{\circ}47'47''$ and a Radial Bearing Out of South $84^{\circ}26'21''$, arc length 37.77 feet and chord bears North $16^{\circ}24'47''$ East, 37.55 feet to a point;

thence North $05^{\circ}33'39''$ East, 46.28 feet to the beginning of a curve, said curve turning to the right through a central angle of $19^{\circ}11'24''$, having a radius of 405.00 feet, length 135.65 feet and chord bears North $15^{\circ}09'21''$ East, 135.01 feet;

thence North $24^{\circ}44'40''$ East, 33.18 feet to the beginning of a curve, said curve turning to the left through a central angle of $38^{\circ}15'27''$, having a radius of 275.00 feet, length 183.62 feet and chord bears North $05^{\circ}36'57''$ East, 180.23 feet;

thence North $13^{\circ}30'47''$ West, 21.88 feet to the beginning of a curve, said curve turning to the right through a central angle of $76^{\circ}40'32''$, having a radius of 145.00 feet, length 194.04 feet and chord bears North $24^{\circ}49'29''$ East, 179.89 feet;

thence North $63^{\circ}09'45''$ East, 22.60 feet to the beginning of a curve, said curve turning to the left through a central angle of $65^{\circ}47'24''$, having a radius of 235.00 feet, length 269.84 feet and chord bears North $30^{\circ}16'03''$ East, 255.26 feet;

thence North $02^{\circ}37'39''$ West, 10.62 feet to the beginning of a curve, said curve turning to the right through a central angle of $05^{\circ}31'34''$, having a radius of 375.00 feet, length 36.17 feet and chord bears North $00^{\circ}08'08''$ East, 36.15 feet to a point of intersection with a non-tangential line;

thence South $87^{\circ}14'55''$ East, 68.83 feet;

thence South $23^{\circ}43'56''$ East, 103.06 feet;

thence North $79^{\circ}35'45''$ East, 65.43 feet;

thence North 38°16'15" East, 110.21 feet to the beginning of a non-tangential curve;

said curve turning to the right through 57°47'13", having a radius of 165.53 feet, length 166.95 feet and chord bears North 61°06'24" East, 159.96 feet to the beginning of a non-tangential curve;

said curve turning to the right through a central angle of 55°45'11", having a radius of 159.41 feet, length 155.11 feet and chord bears South 64°57'36" East, 149.07 feet to a point of intersection with a non-tangential line;

thence South 44°00'48" East, 50.66 feet to the beginning of a non-tangential curve;

said curve turning to the right through a central angle of 32°51'20", having a radius of 171.11 feet, length 98.12 feet and chord bears North 56°41'38" East, 96.78 feet to a point of intersection with a non-tangential line.

thence North 65°29'18" East, 99.65 feet;

thence South 00°12'27" West, 1,117.86 feet;

thence North 67°18'23" East, 11.43 feet;

thence North 89°52'04" East, 174.31 feet;

thence South 13°04'09" West, 121.14 feet;

thence South 56°40'29" West, 158.48 feet;

thence South 64°31'23" West, 283.37 feet;

thence South 61°23'35" West, 177.92 feet;

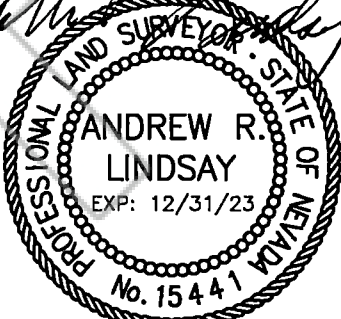
thence South 16°02'17" West, 56.35 feet;

thence South 31°10'52" West, 160.04 feet;

thence South 31°21'27" West, 143.94 feet;

thence North 00°07'25" West, 882.76 feet;

thence South 89°57'08" West, 459.20 feet to the **POINT OF BEGINNING**, containing 26.19 acres, more or less.

Andrew R. Lindsay

13 MAR 2023

The Basis of Bearing for this description is S89°45'44"E - The north line of parcels 4g as shown on the Parcel Map #3 for Mikim Development Company, LLC filed for record august 13, 2002 in the office of Recorder, Douglas County, Nevada as Document No. 549323.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Andrew R. Lindsay, P.L.S. 15441
P.O. Box 2229
Minden, Nevada 89423

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1219-15-002-028
 - b) 1219-15-002-032
 - 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) (_____)
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 adjustment between same owners.

- 5. Partial Interest: Percentage being transferred: 0.00 %

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 [Signature] Capacity agent

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

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

Print Name: Buffalo Creek Art Center
Address: P.O. Box 124929
City: Zephyr Cove
State: NV Zip: 89448

Print Name: Buffalo Creek Art Center
Address: P.O. Box 12429
City: Zephyr Cove
State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: R.O. Anderson Engineering Escrow # _____
Address: 11603 Esmeralda Ave
City: Minden State: NV Zip: 89423

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