

APN: 1219-10-002-064 and  
APN: 1219-10-002-024

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

Michael & Peggy Crowley  
285 Sierra Country Circle  
Gardnerville, NV 89460

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



SHAWNYNE GARREN, RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BOUNDARY LINE ADJUSTMENT QUITCLAIM DEED**

THIS INDENTURE is made as of this 16<sup>th</sup> day of, February 2023, by  
and between JEFFREY S. WASS, Trustee of the Jeff and Jodi Wass Family Trust (J.S.W.s.-Sp)  
dated February 5, 2008, **First Party**, and MICHAEL F. CROWLEY AND MARGARET J.  
CROWLEY, Trustees of the Michael and Peggy Crowley Living Trust dated June 18, 2004,  
**Second Party**.

**WITNESSETH**

**THE PARTIES** are owners of adjacent and abutting parcels of land. First Party being the  
owner of that certain real property more particularly described in Exhibit "A", attached  
hereto as Parcel 4 (APN: 1219-10-002-064), Second Party being the owner of that certain  
real property more particularly described in Exhibit "A", attached hereto as Lot 23 (APN:  
1219-10-002-024). For good and valuable consideration, the parties do by these presents  
agree to adjust the boundary line between said parcels pursuant to NRS 278.461 4(c).  
Said parcels are situate within a portion of the South Half (S1/2) of Section Ten (10),  
Township Twelve (12) North, Range Nineteen (19) East, Mount Diablo Meridian, Douglas  
County, Nevada.

**NOW THEREFORE**, the Parties do by these presents, QUITCLAIM, BARGAIN, AND CONVEY, one  
parcel to the other, all lands necessary to affect this boundary line adjustment so that the  
real property owned by First Party shall be described as Adjusted Parcel 4 in Exhibit "B",  
attached hereto and incorporated herein by reference, and the real property owned by

Second Party shall be described as Adjusted Lot 23 in Exhibit "B", attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, The Parties have caused these presents to be executed the day and year first above written.

**First Party:**

**Jeffrey S. Wass**

Trustee of the Jeff and Jodi Wass Family Trust (J.S.W.s.-Sp) dated February 5, 2008

By: *Jeffrey S. Wass* Trustee  
Jeffrey S. Wass, Trustee

STATE OF NEVADA }  
COUNTY OF DOUGLAS } ss:

On February 17, 2023, before me, a Notary Public, personally appeared Jeffrey S. Wass, Trustee of the Jeff and Jodi Wass Family Trust (J.S.W.s.-Sp) dated February 5, 2008, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and who acknowledged to me that they executed the same in their authorized capacity and that by their signatures on this instrument, are the persons, or the entity upon behalf of which the persons acted, executed this instrument.

WITNESS my hand and official seal.

By: *Elizabeth Del Real*  
NOTARY PUBLIC



**Second Party:**

**Michael F. Crowley and Margaret J. Crowley**

Trustees of the Michael and Peggy Crowley Living Trust dated June 18, 2004

By: [Signature]  
Michael F. Crowley, Trustee

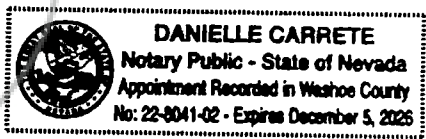
By: [Signature] Trustee  
Margaret J. Crowley, Trustee

STATE OF NEVADA }  
COUNTY OF DOUGLAS } SS:

On February 16, 2023, before me, a Notary Public, personally appeared Michael F. Crowley and Margaret J. Crowley, Trustees of the Michael and Peggy Crowley Living Trust dated June 18, 2004, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument, and who acknowledged to me that they executed the same in their authorized capacity and that by their signatures on this instrument, are the persons, or the entity upon behalf of which the persons acted, executed this instrument.

WITNESS my hand and official seal.

By: [Signature]  
NOTARY PUBLIC



## EXHIBIT "A"

### **ORIGINAL PARCEL 4 (APN: 1219-10-002-064)**

All that certain real property situate within a portion of the South Half (S1/2) of Section Ten (10), Township Twelve (12) North, Range Nineteen (19) East, Mount Diablo Meridian, Douglas County, Nevada, more particularly being Parcel 4 of Parcel Map LDA 15-029 for Jeff & Jodi Wass Family Trust & Michael McAllister 2000 Trust Agreement, recorded October 3, 2016 as Document No. 2016-888569, Official Records of Douglas County, Nevada.

CONTAINING: 68.45 Acres of land, more or less.

### **ORIGINAL LOT 23 (APN: 1219-10-002-024)**

All that certain real property situate within a portion of the South Half (S1/2) of Section Ten (10), Township Twelve (12) North, Range Nineteen (19) East, Mount Diablo Meridian, Douglas County, Nevada, more particularly being, more particularly being Lot 23 of Sierra Country Estates Phase 2, a Planned Unit Development according to the map thereof recorded January 27, 2000, as Document No. 2000-485130, Official Records of Douglas County, Nevada.

CONTAINING: 68,284 Square Feet of land, more or less.

## EXHIBIT "B"

### ADJUSTED PARCEL 4

All that certain real property situate within a portion of the South Half (S1/2) of Section Ten (10), Township Twelve (12) North, Range Nineteen (19) East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**COMMENCING** at the South Quarter Corner (S1/4) of said Section 10, being a found standard 3-1/4" GLO Brass Cap affixed to a 1" iron post marked "1/4 S10/S15 1939" as described in the "Field Notes of the Dependent Resurvey of the East and North Boundaries portions of the South Boundary and Subdivisional Lines in Township 12 North, Range 19 East, of the Mount Diablo Meridian, In the State of Nevada, Executed by Carl S. Swanholm, Cadastral Engineer, Wilson Mc Conkie, Public Land Surveyor, and Roger F. Wilson and G. Marvin Litz, Cadastral Engineers, Under special instructions dated April 25, 1932 and December 28, 1937, approved February 18, 1954, which provided for the surveys included under Group Number 281-C and 245-N, dated May 3, 1932 and January 20, 1938 and assignment instructions dated July 14, 1939, July 7, 1948, and July 24, 1950." Said survey commenced September 7, 1939, and was completed September 12, 1950;

Thence, N00°56'21"E, 860.05 feet, more or less, along the north-south Center Section line of said Section 10, said line being common to the westerly line of and depicted on that map of Sierra Rancho Estates Unit No. 1, recorded August 23, 1978, as Document No. 1978-24464, Official Records of Douglas County, Nevada, to the most southeasterly corner of Parcel B, as depicted on that Tomerlin Parcel Map, recorded July 10, 1981, as Document No. 1981-58077, Official Records of Douglas County, Nevada, said point further being the **POINT OF BEGINNING**; from which a 5/8" rebar bears easterly 0.65 feet;

Thence along a portion of a Private Access & Public Utility Easement, commonly known as Sierra Country Circle, as depicted on that Final Map of Sierra Country Estates, Phase 2, a Planned Unit Development, recorded January 27, 2000, as Document No. 2000-485130, Official Records of Douglas County, Nevada, said line being common with Parcel B of said Tomerlin Parcel Map, and said line also being common with the northerly line of and as depicted on that map of Sierra Rancho Estates Unit Two, recorded May 17, 1985, as Document No. 1985-117513, Official Records of Douglas County, Nevada, the following two courses;

- 1) N89°23'24"W, 1500.13 feet, more or less;
- 2) along the arc of a non-tangent curve to the left, concave southerly, from a radial bearing of N02°33'37"E, having a radius of 400.00 feet, through a central angle of 39°22'45," 274.92 feet, more or less, to the most easterly angle point of the easterly line of Parcel 1 as described in that certain Deed conveyed to the William R. Tomerlin Trust, recorded March 19, 1987, as Document No. 1987-151682, said point also being the southernmost point of Parcel B Remainder as depicted on said Final Map of Sierra Country Estates, Phase 2;

## EXHIBIT "B"

Thence, along the southwesterly line of said Parcel B Remainder, N31°26'30"W, 33.02 feet, more or less, to a point on a 24 foot wide Private Access and Public Utility Easement as depicted in Grant, Bargain and Sale Deed, recorded January 26, 2000, as Document No. 2000-485099, Official Records of Douglas County, Nevada;

Thence along said 24 foot wide Private Access and Public Utility Easement the following eight (8) courses,

- 1) along the arc of a non-tangent curve to the right, concave northwesterly, from a radial bearing of S34°36'48"E, having a radius of 33.00 feet, through a central angle of 85°41'37", 49.36 feet;
- 2) along the arc of a compound curve to the right, having a radius of 113.00 feet, through a central angle of 13°18'45", 26.26 feet;
- 3) N25°36'57"W, 85.59 feet;
- 4) along the arc of a tangent curve to the left, having a radius of 287.00 feet, through a central angle of 43°52'39", 219.79 feet;
- 5) N69°29'36"W, 89.74 feet;
- 6) along the arc of a tangent curve to the right, having a radius of 288.00 feet, through a central angle of 19°42'06", 99.03 feet;
- 7) N49°47'30"W, 87.24 feet;
- 8) along the arc of a tangent curve to the right, having a radius of 622.35 feet, through a central angle of 01°12'01", 13.04 feet to a point on the easterly line of Adjusted Parcel A as described in that Grant, Bargain and Sale Deed, recorded March 26, 2007, as Document No. 2007-697755 and depicted on that Record of Survey to Support a Boundary Line Adjustment for The Tomerlin Trust UAD, & The William R. Tomerlin Trust;

Thence, along the westerly line of last said Adjusted Parcel A, N37°40'23"E, 15.73 feet, more or less, to the southeast corner Lot 13, also being the southwest corner of Remainder Parcel A, as depicted on that Final Map of Sierra Country Estates, Phase 1, recorded March 28, 1996, as Document No. 1996-384282, Official Records of Douglas County, Nevada;

Thence, along the westerly line of last said Remainder Parcel A and northerly line of Remainder Parcel B of said Final Map of Sierra Country Estates, Phase 1, the following ten (10) courses,

- 1) along the arc of a non-tangent curve to the left, concave westerly, from a radial bearing of S70°54'36"E, having a radius of 240.29 feet, through a central angle of 22°16'23", 93.41 feet;
- 2) N03°10'59"W, 165.14 feet;
- 3) along the arc of a tangent curve to the right, having a radius of 888.36 feet, through a central angle of 06°31'56", 101.28 feet;
- 4) along the arc of a reverse curve to the left, having a radius of 1000.00 feet, through a central angle of 18°14'55", 318.50 feet;

## EXHIBIT "B"

- 5) along the arc of a reverse curve to the right, having a radius of 750.00 feet, through a central angle of  $14^{\circ}57'09''$ , 195.73 feet;
- 6) along the arc of a compound curve to the right, having a radius of 260.00 feet, through a central angle of  $110^{\circ}39'44''$ , 502.17 feet to the southwest corner of Lot 8 of said Final Map of Sierra Country Estates, Phase 1;
- 7) along the arc of a reverse curve to the left, having a radius of 758.00 feet, through a central angle of  $32^{\circ}30'16''$ , 430.02 feet;
- 8) along the arc of a reverse curve to the right, having a radius of 567.00 feet, through a central angle of  $28^{\circ}06'13''$ , 278.11 feet to the southwest corner of Lot 5 of said Final Map of Sierra Country Estates, Phase 1 ;
- 9)  $S72^{\circ}41'11''E$ , 17.72 feet;
- 10) along the arc of a non-tangent curve to the left, concave northerly, from a radial bearing of  $S18^{\circ}06'08''W$ , having a radius of 533.00 feet, through a central angle of  $21^{\circ}37'11''$ , 201.12 feet to the northwest corner of Parcel 3 as depicted on that Parcel Map LDA 15-029 for Jeff & Jodi Wass Family Trust & Michael McAllister 2000 Trust Agreement, recorded October 3, 2016, as Document No. 2016-888569, Official Records of Douglas County, Nevada, to a 5/8" rebar with yellow plastic cap "PLS 21988", accepted as the northwest Corner of said Parcel 3;

Thence, along the westerly, southerly, and easterly lines of last said Parcel 3, the following five (5) courses,

- 1)  $S00^{\circ}40'14''W$ , 208.54, feet to a 5/8" rebar with yellow plastic cap "PLS 21988", accepted as the southwest Corner of said Parcel 3;
- 2)  $S89^{\circ}19'46''E$ , 65.00 feet, to a 5/8" rebar with yellow plastic cap "PLS 21988", accepted as the southeast Corner of said Parcel 3;
- 3)  $N00^{\circ}40'14''E$ , 65.00 feet, to a 5/8" rebar with yellow plastic cap "PLS 21988";
- 4)  $N89^{\circ}19'46''W$ , 45.00 feet, to a 5/8" rebar with yellow plastic cap "PLS 21988";
- 5)  $N00^{\circ}40'14''E$ , 145.38 feet, more or less, to a 5/8" rebar with yellow plastic cap "PLS 21988", accepted as the northeast Corner of said Parcel 3, also being on the northerly line of Remainder Parcel B, as depicted on said Final Map of Sierra Country Estates, Phase 1;

Thence, along the northerly line of Remainder Parcel B of said Final Map of Sierra Country Estates, Phase 1, the following four (4) courses,

- 1) along the arc of a non-tangent curve to the left, concave northerly, from a radial bearing of  $S05^{\circ}40'36''E$ , having a radius of 533.00 feet, through a central angle of  $08^{\circ}57'41''$ , 83.36 feet;
- 2) along the arc of a reverse curve to the right, having a radius of 492.00 feet, through a central angle of  $28^{\circ}38'53''$ , 246.00 feet;
- 3) along the arc of a reverse curve to the left, having a radius of 483.00 feet, through a central angle of  $30^{\circ}09'21''$ , 254.21 feet;

## EXHIBIT "B"

- 4) along the arc of a reverse curve to the right, having a radius of 942.00 feet, through a central angle of  $28^{\circ}29'49''$ , 468.52 feet, more or less, to the southeasterly corner of Lot 1 as depicted on said Final Map of Sierra Country Estates, Phase 1;

Thence, along the easterly line of said Lot 1 also being the westerly right-of-way of a 24 foot wide private access easement as depicted on said Final Map of Sierra Country Estates, Phase 1, the following three (3) courses,

- 1) along the arc of a non-tangent curve to the left, concave westerly, from a radial bearing of  $S78^{\circ}43'30''E$ , having a radius of 300.00 feet, through a central angle of  $04^{\circ}47'21''$ , 25.08 feet;
- 2)  $N06^{\circ}29'09''E$ , 66.91 feet;
- 3) along the arc of a tangent curve to the left, having a radius of 150.00 feet, through a central angle of  $47^{\circ}17'19''$ , 123.80 feet, more or less, to the most southeasterly corner of Parcel B1 as depicted on said Final Map of Sierra Country Estates, Phase 1;

Thence, along the southeasterly line of said Parcel B1 of said Final Map of Sierra Country Estates, Phase 1,  $N31^{\circ}13'59''E$ , 25.05 feet, more or less, to the easterly right-of-way of said 24 foot wide private access easement depicted on said Final Map of Sierra Country Estates, Phase 1;

Thence, along the easterly right-of-way of said 24 foot wide private access easement depicted on said Final Map of Sierra Country Estates, Phase 1, said right-of-way also being the westerly line of Parcel 1 as depicted on previously said Parcel Map LDA 15-029 for Jeff & Jodi Wass Family Trust & Michael McAllister 2000 Trust Agreement, the following two (2) courses,

- 1) along the arc of a non-tangent curve to the right, concave westerly, from a radial bearing of  $N46^{\circ}39'09''E$ , having a radius of 174.00 feet, through a central angle of  $49^{\circ}50'00''$ , 151.34 feet;
- 2)  $S06^{\circ}29'09''W$ , 27.24 feet, more or less, to the southwesterly corner of said Parcel 1;

Thence, along the southerly line of Parcel 1 of said Parcel Map LDA 15-029 for Jeff & Jodi Wass Family Trust & Michael McAllister 2000 Trust Agreement,  $S87^{\circ}44'06''E$ , 122.43 feet, more or less, to the southeast corner of said Parcel 1 being on the westerly right-of-way of Foothill Road (State Route 206) as depicted on said Tomerlin Parcel Map, recorded July 10, 1981, as Document No. 1981-58077;

Thence, along the said westerly right-of-way of Foothill Road,  $S17^{\circ}59'01''E$ , 559.62 feet, more or less, to the northerly right-of-way of Reflection Court as depicted on said map of Sierra Rancho Estates Unit No. 1, recorded August 23, 1978, as Document No. 1978-24464, to a 5/8" rebar with tag "LS 1586", accepted as the most easterly corner of said Parcel B as depicted said Tomerlin Parcel Map;

Thence, along the northerly boundary of said Sierra Rancho Estates Unit No. 1,  $S71^{\circ}22'52''E$ , 338.52 feet, more or less, to a 1/2" Iron Pipe on the north-south Center



## EXHIBIT "B"

Section line of said Section 10, accepted as the northwesterly corner of said map of Sierra Rancho Estates Unit No. 1, from which a 5/8" rebar bears S76°E 1.5 feet;

Thence along said north-south Center Section line of said Section 10, S00°56'21"W, 863.36 feet, more or less, to the POINT OF BEGINNING.

Excepting therefrom Lots 19 through 22 as depicted on that Final Map of Sierra Country Estates, Phase 2, a Planned Unit Development, recorded January 27, 2000, as Document No. 2000-485130, Parcel 2 as depicted on that Parcel Map LDA 15-029 for Jeff & Jodi Wass Family Trust & Michael McAllister 2000 Trust Agreement, recorded October 3, 2016, as Document No. 2016-888569, Official Records of Douglas County, and Adjusted Lot 23 described herein.

CONTAINING: 68.14 Acres of land, more or less.

Basis of Bearings: Nevada State Plane Coordinate System, west zone, NAD 83/94 (HARN), per observed found PLSS monuments located at the South Quarter Corner (S1/4), being a standard 3-1/4" GLO Brass Cap marked "1/4 S10/S15 1939" and the Center Quarter Corner (C1/4), being a 1/2" Iron Pipe, of Section Ten (10), Township Twelve (12) North, Range Nineteen (19) East, Mount Diablo Meridian, using VRS RTK corrections transmitted from Nevada GPS Network COS GPS Base Station "GARD". The survey dimensions indicated herein are ground values, to obtain grid values multiply the ground values by a combined factor of 0.999800040.

### ADJUSTED LOT 23

All that certain real property situate within a portion of the Southwest Quarter (SW1/4) of Section Ten (10), Township Twelve (12) North, Range Nineteen (19) East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**BEGINNING** at a 5/8" rebar, accepted as the northeasterly corner of Lot 23 as depicted on that Final Map of Sierra Country Estates Phase 2, a Planned Unit Development, recorded January 27, 2000, as Document No. 2000-485130, Official Records of Douglas County, Nevada;

Thence, along the easterly and southerly lines of said Lot 23, said line being common to and adjacent with the westerly and northerly right-of-way of Sierra Country Circle, being a private access and public utility easement, as depicted on said Sierra County Estates Phase 2, the following Three (3) courses,

- 1) S00°41'08"W, 221.33 feet, more or less, to a tangent curve to the right;
- 2) along the arc of said tangent curve to the right, having a radius of 125.00 feet, through a central angle of 90°00'00," 196.35 feet, more or less, to a 5/8" rebar with yellow plastic cap "PLS 3519";

**EXHIBIT "B"**

3) N89°18'52"W, 156.39 feet, more or less, to a 5/8" rebar with yellow plastic cap "PLS 3519", accepted as the southwest Corner of said Lot 23;

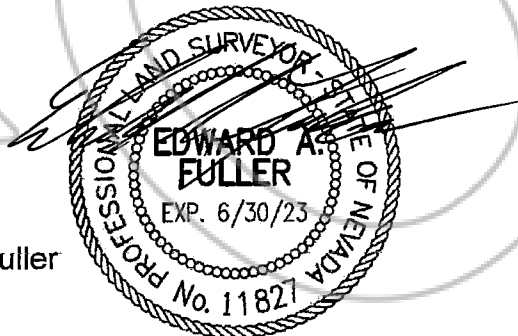
Thence, leaving said right-of-way of Sierra Country Circle, along a line common to said Lot 23 and Lot 22, and extension thereof, N00°40'14"E, 267.23 feet, more or less, to a point on that Amended Conservation Easement, Area #3, as described in that First Amendment to the Grant of Conservation Easement, recorded October 7, 2016, as Document No. 2016-888749, Official Records of Douglas County, Nevada, to a 5/8" rebar with yellow plastic cap "PLS 11827";

Thence along said Amended Conservation Easement, Area #3, along the arc of a non-tangent curve to the left, concave northerly, from a radial bearing of S08°28'36"E, having a radius of 1284.61 feet, through a central angle of 13°04'05", 292.99 feet, more or less, to the POINT OF BEGINNING.

CONTAINING: 81,357 Square Feet of land, more or less.

Basis of Bearings: Nevada State Plane Coordinate System, west zone, NAD 83/94 (HARN), per observed found PLSS monuments located at the South Quarter Corner (S1/4), being a standard 3-1/4" GLO Brass Cap marked "1/4 S10/S15 1939" and the Center Quarter Corner (C1/4), being a 1/2" Iron Pipe, of Section Ten (10), Township Twelve (12) North, Range Nineteen (19) East, Mount Diablo Meridian, using VRS RTK corrections transmitted from Nevada GPS Network CORS GPS Base Station "GARD". The survey dimensions indicated herein are ground values, to obtain grid values multiply the ground values by a combined factor of 0.999800040.

Edward A. Fuller  
PLS 11827



2/2/2023

PREPARED BY THE FIRM OF  
***Meridian Surveying & Mapping, Inc.***  
8725 TECHNOLOGY WAY, STE. C2  
RENO, NV. 89521

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1219-10-002-064 and  
 b) 1219-10-002-024  
 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: \$ 10,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ 39.00

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 *Jeffrey S. Wass* Capacity Buyer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Jeffrey & Jodi Wass  
 Address: 1767 Solitude Lane  
 City: G  
 State: NV Zip: 89410

Print Name: Peggy & Michael Crowley  
 Address: 285 Sierra Country Cir  
 City: Gardnerville NV 89460  
 State: NV Zip: 89460

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

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

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

Jeffrey S. Wass, Trustee of the Jeff & Jodi Wass Family Trust (J.S.W.s - Sp) dated February 5, 2008

Peggy Crowley Living Trust Dated June 18, 2004