

When recorded, mail to:
NV Energy
Attn: Land Resources
P.O. Box 10100
Reno, Nevada 89520



SHAWNYNE GARREN, RECORDER

Affecting APN's 1022-29-201-002 & 1022-29-301-001

BOUNDARY LINE ADJUSTMENT DEED

This Boundary Line Adjustment Deed is hereby made this 14 day of April, 202~~2~~³, by, Walker River Irrigation District, a Nevada irrigation district, organized and existing under and by virtue of Chapter 539 of the laws of the State of Nevada as Grantor and, Sierra Pacific Power Company, a Nevada Corporation, d/b/a NV Energy as Grantee.

WITNESSETH:

THE PARTIES are owners of adjacent and abutting parcels of land. The "Grantor" is the owner of the certain real property more particularly described as follows:

See attached Exhibit A attached hereto.

The "Grantee" is the owner of the certain real property more particularly described as follows:

See attached Exhibit B attached hereto.

NOW THEREFORE, for good and valuable consideration, Grantor agrees to grant, bargain, sell and convey to Grantee that real property as described in Exhibit C.

THE PARTIES further agree to adjust the boundary line between said parcels pursuant to NRS 278.461 (4c) in order to accomplish said transfer and do by these presents, grant, bargain, sell and convey, one to the other, all portions of real property described above necessary to effect this boundary line adjustment, so that the real property owned by the "Grantee" previously described in "Exhibit B" shall be as described in "Exhibit E" attached hereto and the real property of the "Grantor" previously described in "Exhibit A" shall be as described in "Exhibit D" attached hereto.

TOGETHER WITH ALL and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto said "Grantee" and to their successors and assigns forever.

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

GRANTOR:

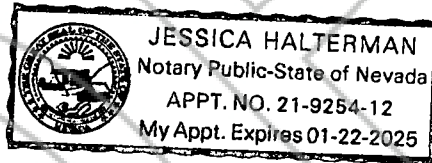
Walker River Irrigation District, a Nevada irrigation district, organized and existing under and by virtue of Chapter 539 of the laws of the State of Nevada

Jim Snyder
By: Jim Snyder
Title: President, WRID Board

STATE OF NEVADA)
) : ss.
COUNTY OF LYON)

This instrument was acknowledged before me on April 14, 2022³ by Jim Snyder, as President of Walker River Irrigation District, a Nevada irrigation district, organized and existing under and by virtue of Chapter 539 of the laws of the State of Nevada

Jessica Halterman
Notary Signature



GRANTEE:

Sierra Pacific Power Company, a Nevada corporation
dba NV Energy

Matt S. Gingerich
By: Matt Gingerich
Director, Land Resources

STATE OF NEVADA)
) : ss.
COUNTY OF WASHOE)

This instrument was acknowledged before me on APRIL 6², 2022³ by Matt Gingerich, as Director, Land Resources of Sierra Pacific Power Company, a Nevada corporation d/b/a NV Energy.

Chris Robinson
Notary Signature

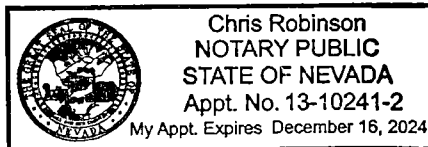


EXHIBIT A

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

PARCEL 1A:

All that portion of the SW1/4 of the NW1/4 of Section 29, T 10 R 22, M.D.B.M. bounded on the West by U.S. Highway 395; bounded on the North by the Northerly 1/16 line of the Southwest of the Northwest 1/4 of Section 29; bounded on the East by the Easterly 1/16 section line of the Southwest of the Northwest 1/4 and bounded on the South by the center section line of Section 29.

Excepting therefrom all that certain real property conveyed in the Deed to Glenn A. Davenpeck recorded June 3, 1957 in Book C-1, Page 408, Deed Records of Douglas County, Nevada.

PARCEL 1B:

All that portion of the North 1/2 of the South 1/2 of Section 29, T 10 R 22, M.D.B.M, bounded on the West by U.S. Highway 395; bounded on the North by the center section line of Section 29; bounded on the East by the north-south center section line of Section 29 and bounded on the South by the Northerly boundary line of Topaz Park Road.

Excepting therefrom all that certain real property conveyed in the Deed to Sierra Pacific Power Company, recorded June 17, 1963, in Book 18, Page 99, as Document No. 22820, Official Records of Douglas County, Nevada.

Also excepting therefrom all that certain real property conveyed in the Deed to the County of Douglas, recorded October 20, 1977, in Book 1077, Page 1201, as Document No. 14199, Official Records of Douglas County, Nevada.

APN: 1022-29-201-002

EXHIBIT B

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

Beginning at a point designated by an iron pin situate in the NW 1/4 of the SW 1/4 of Section 29, T. 10 N., R. 22 E., M.D.B.&M. , from which point the center of said Section 29 bears North 89°24'16" East 1344.23 feet more or less, and running thence North 89°19' West 208.72 feet to a point marked by an iron pin; thence South 0°04' West 208.73 feet to a point marked by an iron pin; thence South 89°20'15" East 208.72 feet to a point marked by an iron pin; thence North 0°04' East 208.69 more or less to the true point of beginning.

Together with a roadway easement 60.0 feet in width for the purpose of ingress to and egress from said described parcel of land and being adjacent to and along the entire easterly boundary of the above described property extended southerly therefrom to the northerly line of Genoa Street as shown on the Official Plat of Topaz Subdivision as filed for record August 10, 1954, Records of Douglas County, Nevada.

APN: 1022-29-301-001

Document No. 22820 is provided pursuant to the requirements of NRS Section 6.NRS 111.312.

EXHIBIT "C"
AREA ADJUSTED FROM PARCEL 1 TO PARCEL 2

All that certain real property being a portion of the Northwest one-quarter (NW1/4) of the Southwest one-quarter (SW1/4) and the Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4) of Section 29, Township 10 North, Range 22 East, Mount Diablo Meridian, County of Douglas, State of Nevada, more particularly described as follows:

COMMENCING at the southwesterly point of that Parcel of land conveyed by Deed to Sierra Pacific Power Company filed for record June 17, 1963 in the office of Recorder, Douglas County, Nevada in Book 18, Page 99 as Document No. 22820;

THENCE North 00°40'21" East, 31.21 feet to a point on the northerly right-of-way line of Topaz Park Road as described in Document No. 14199 filed for record October 20, 1977, **THE POINT OF BEGINNING**,

THENCE along said northerly right-of-way line, South 85°34'37" West, 30.21 feet;

THENCE departing said northerly right-of-way, North 00°40'21" East, 280.53 feet;

THENCE South 88°42'39" East, 239.05 feet;

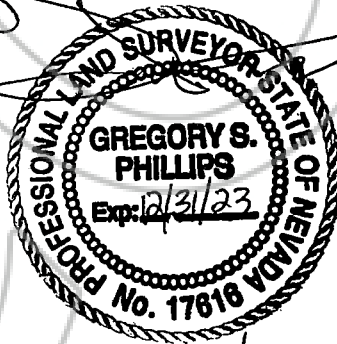
THENCE South 00°40'21" West, 100.00 feet to the northeast corner of said Parcel;

THENCE along the northerly line of said Parcel, North 88°42'39" West, 208.96 feet;

THENCE along the westerly line of said Parcel, South 00°40'21" West, 177.52 feet to **THE POINT OF BEGINNING** and end of this description.

Containing 29,290 square feet, more or less.

The Basis of Bearings for this description is Nevada State Plane Coordinate System, West Zone NAD 83(94).



03/29/23

Prepared by:
Lumos & Associates, Inc.
Gregory S. Phillips, P.L.S. 17616
950 Sandhill Road
Suite 100
Reno, NV 89521

EXHIBIT "D"
ADJUSTED PARCEL 1

All that certain real property situate within a portion of the West one-half (W1/2) of Section 29, Township 10 North, Range 22 East, Mount Diablo Meridian, County of Douglas, State of Nevada, more particularly described as follows:

BEGINNING at the intersection of the northerly line of the Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4) of Section 29, Township 10 North, Range 22 East, M.D.M. and the easterly right-of-way line of U.S. Highway 395 as described in Book Y of Deeds at Page 474 filed for record August 31, 1948;

THENCE along said northerly line, South 88°43'12" East, 1202.33 feet to the northeast corner of said Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4) of Section 29;

THENCE along the easterly line of said Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4) of Section 29, South 00°37'56" West, 1318.97 feet to the West one-sixteenth (W1/16) corner of said Section 29;

THENCE along the northerly line of the Northeast one-quarter (NE1/4) of the Southwest one-quarter (SW1/4) of said Section 29, South 88°43'51" East, 1310.77 feet to the center of said Section 29;

THENCE along the easterly line of said Northeast one-quarter (NE1/4) of the Southwest one-quarter (SW1/4), South 00°39'44" West, 323.91 feet to a point on the northerly right-of-way line of Topaz Park Road as described in Document No. 14199 filed for record October 20, 1977;

THENCE along said northerly right-of-way line of Topaz Park Road, North 79°50'30" West, 1199.31 feet;

THENCE continuing along said northerly right-of-way line, South 82°18'26" West, 97.69 feet;

THENCE continuing along said northerly right-of-way line, South 74°04'51" West, 62.25 feet to the easterly line of that Parcel as described in Document No. 22820 filed for record June 17, 1963;

THENCE departing said northerly right-of-way line, North 00°40'21" East, 242.03 feet;

THENCE North 88°42'39" West, 239.05 feet;

THENCE South 00°40'21" West, 280.53 feet to a point on said northerly right-of-way line;

THENCE along said northerly right-of-way line, South 85°34'37" West, 236.41 feet;

THENCE continuing along said northerly right-of-way line, South 40°56'19" West, 191.24 feet;

THENCE continuing along said northerly right-of-way line, South 32°28'37" West, 229.89 feet to a point on said easterly right-of-way line of U.S. Highway 395;

THENCE along said easterly right-of-way line, North 23°50'44" West, 459.83 feet;

THENCE 362.78 feet along the arc of a curve to the right, having a radius of 2925.00 feet, through a central angle of 07°06'22" to a point on the southerly line of Parcel 2 described in the

Quitclaim Deed filed for record October 30, 1984 in Book 1084, Page 3468 as Document No. 109364;

THENCE along said southerly line, South 88°15'35" East, 171.86 feet;

THENCE along the easterly line of said Parcel 2, North 12°36'37" West, 466.80 feet;

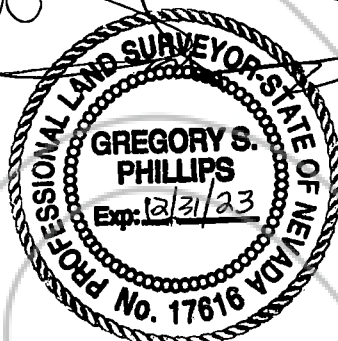
THENCE along the northerly line of said Parcel 2, North 88°16'37" West, 168.17 feet to a point on said easterly right-of-way line of U.S. Highway 395;

THENCE along said easterly right-of-way line of U.S. Highway 395, 413.09 feet along the arc of a curve to the right, having a radius of 2925.00 feet, and through a central angle of 08°05'30", the radius point on said curve bears North 82°23'44" East;

THENCE continuing along said easterly right-of-way line of U.S. Highway 395, North 00°29'14" East, for a distance of 279.12 feet to **THE POINT OF BEGINNING** and end of this description.

Containing 44.62 acres, more or less.

The Basis of Bearings for this description is Nevada State Plane Coordinate System, West Zone NAD 83(94).



03/29/23

Prepared by:
Lumos & Associates, Inc.
Gregory S. Phillips, P.L.S. 17616
950 Sandhill Road
Suite 100
Reno, NV 89521

EXHIBIT "E"
ADJUSTED PARCEL 2

All that certain real property being a portion of the Northwest one-quarter (NW1/4) of the Southwest one-quarter (SW1/4) and the Southwest one-quarter (SW1/4) of the Northwest one-quarter (NW1/4) of Section 29, Township 10 North, Range 22 East, Mount Diablo Meridian, County of Douglas, State of Nevada, being all of that Parcel described in Book 18, Page 99, filed for record October 10, 1963, more particularly described as follows:

BEGINNING at the southwesterly corner of said Parcel described in Deed filed for record October 10, 1963 in Book 18, Page 99 as Document No. 22820, Official Records of Douglas County, Nevada;

THENCE along the westerly line of said Parcel, North 00°40'21" East, 31.21 feet to a point on the northerly right-of-way line of Topaz Park Road as described in Document No. 14199 filed for record October 20, 1977;

THENCE along said northerly right-of-way line, South 85°34'37" West, 30.21 feet;

THENCE departing said northerly right-of-way line, North 00°40'21" East, 280.53 feet;

THENCE South 88°42'39" East, 239.05 feet;

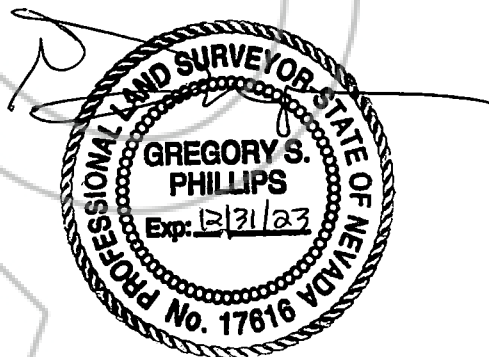
THENCE South 00°40'21" West, 242.03 feet to a point on said northerly right-of-way line;

THENCE continuing South 00°40'21" West, 66.63 feet;

THENCE along the southerly line of said Parcel, North 88°43'54" West, 208.96 feet to **THE POINT OF BEGINNING** and end of this description.

Containing 72,895 square feet or 1.67 acres, more or less.

The Basis of Bearings for this description is Nevada State Plane Coordinate System, West Zone NAD 83(94).



03/29/23

Prepared by:
Lumos & Associates, Inc.
Gregory S. Phillips, P.L.S. 17616
950 Sandhill Road
Suite 100
Reno, NV 89521

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1022 29-201-002
 b) 1022 29-301-001
 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 BLADEED

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

3. Total Value/Sales Price of Property: \$ 78,700⁰⁰
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 78,700⁰⁰
 Real Property Transfer Tax Due: \$ 308¹⁰ ✓

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 _____ Capacity agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Walker River Irrigation Dist
 Address: 410 N Main St
 City: Yerington
 State: NV Zip: 89447

Print Name: Sierra Pacific Power Co
 Address: PO Box 10100
 City: Reno
 State: NV Zip: 89520

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Tilor Title Escrow # 2204846CD
 Address: 5310 Kietzke W
 City: Reno State: NV Zip: 89511

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