



SHAWNYNE GARREN, RECORDER E03

APN: 1420-26-301-037
1420-26-301-038

RETURN RECORDED DEED TO:
CHRIS MacKENZIE, ESQ.
ALLISON MacKENZIE, LTD.
P.O. Box 646
Carson City, NV 89702

GRANTEE/MAIL TAX STATEMENTS TO:
Dennis A. Belli
1620 Saratoga St.
Minden, NV 89423

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.

BOUNDARY LINE ADJUSTMENT DEED

THIS BOUNDARY LINE ADJUSTMENT DEED is made this 18th day of July, 2023, by and between DENNIS A. BELLI as Trustee of the DENNIS A. BELLI SEPARATE PROPERTY TRUST held in the 2020 DENNIS A. BELLI AND LEONA B. BARNETT REVOCABLE TRUST dated January 17, 2020 (hereinafter referred to as "Grantor") and DENNIS A. BELLI as Trustee of the DENNIS A. BELLI SEPARATE PROPERTY TRUST held in the 2020 DENNIS A. BELLI AND LEONA B. BARNETT REVOCABLE TRUST dated January 17, 2020 (hereinafter referred to as "Grantee")

WITNESSETH:

Grantor is the owner of certain real property located in Douglas County, Nevada, identified as APN 1420-26-301-037 ("Parcel 2") and the adjacent real property located in Douglas County, Nevada, identified as APN 1420-26-301-038 ("Parcel 3"), both located within a portion of Section 26, T.14N, R.20E, M.D.M., as more particularly set forth in that Parcel Map

identified as Document No. 2022-988292, recorded in the official records of the County Recorder of Douglas County, State of Nevada.

Grantor desires to adjust the common boundary lines between the two (2) aforementioned parcels by adjusting, removing and adding portions of property, pursuant to that certain survey as referenced below.

NOW THEREFORE, Grantor, for good and valuable consideration, the receipt of which is hereby acknowledged, and for purposes of creating a lot line adjustment between contiguous parcels owned by Grantor and Grantee, does by these presents, grant, bargain, sell, convey, transfer, and deliver to Grantee, and its heirs, successor and assigns, all of Grantor's right title and interest in and to Parcel 2 and Parcel 3, with the resulting adjusted parcels of property situate in Douglas County, Nevada, more particularly described as set forth in **Exhibit A** ("Adjusted Parcel 2, a portion of current APN 1420-26-301-038 and all of 1420-26-301-037), and **Exhibit B** ("Adjusted Parcel 3, the remainder of current APN 1420-26-301-038), attached hereto and incorporated herein by this reference, and as more particularly depicted in that Survey Map attached hereto and incorporated herein as **Exhibit C**.

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

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

By this Boundary Line Adjustment Deed Grantor reconfigures its property as set forth on the Record of Survey to Support a Boundary Line Adjustment for "BELLI SEPARATE

PROPERTY TRUST", recorded concurrently herewith as Document No. 2023-998935

IN WITNESS WHEREOF, Grantor has executed this Boundary Line Adjustment

Deed this 18th day of July, 2023.

GRANTOR:

Dennis A. Belli Separate Property Trust
Held in the 2020 Dennis A. Belli and
Leona B. Barnett Revocable Trust
Dated January 17, 2020

By: *D. A. Belli*
Dennis A. Belli, Trustee

STATE OF NEVADA)
 : ss.
Douglas)

On July 18, 2023, before me personally appeared Dennis A. Belli known to me (or proved to me) to be the person whose name is subscribed to the within instrument and who acknowledged that he executed the same freely and voluntarily and for the uses and purposes therein contained.



Allison Ikehara
NOTARY PUBLIC

EXHIBIT A

Adjusted Parcel 2, a portion of current
APN 1420-26-301-038 and all of 1420-26-301-037



2890-003
02/24/2023

**DESCRIPTION
ADJUSTED LOT 2**

(A Portion of Current A.P.N. 1420-26-301-037)

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 26, Township 14 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the northwest corner of Lot 2 per the Parcel Map for Dennis A. Belli Separate Property Trust filed for record August 10, 2022 in the office of Recorder, Douglas County, Nevada as Document No.988292;

thence North 89°55'30" East, 185.04 feet;

thence South 00°05' 52" East, 136.08 feet;

thence South 24°50'49" East, 228.65 feet, said bearing being radial to the

following curve,

thence along said curve to the left through a central angle of 65°21'11", arc length 71.86 feet, having a radius of 63.00 feet, and whose long chord bears South 32°28'36" West, 68.03 feet;

thence South 89°48'01" West, 107.68 feet;

thence North 00°11'59" West, 150.00 feet;

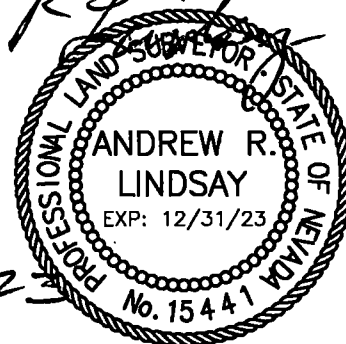
thence South 89°48'01" West, 136.31 feet;

thence North 00°04'12" West, 251.57 feet to the **POINT OF BEGINNING**,

containing 67,755 square feet or 1.56 acres, more or less.

The basis of bearing of this description is identical to the Parcel Map for Dennis A. Belli Separate Property Trust filed for record August 10, 2022 in the office of Recorder, Douglas County, Nevada as Document No.988292;

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



15 MAR 2023

EXHIBIT B

Adjusted Parcel 3, the remainder of current
APN 1420-26-301-038



**DESCRIPTION
ADJUSTED LOT 3**

(A Portion of Current A.P.N. 1420-26-301-038)

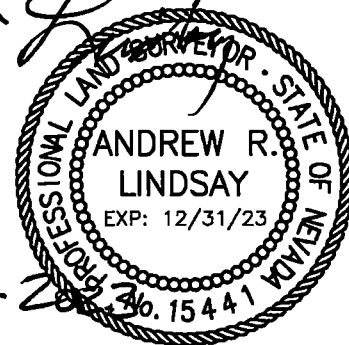
All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of Section 26, Township 14 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the northeast corner of Lot 3 per the Parcel Map for Dennis A. Belli Separate Property Trust filed for record August 10, 2022 in the office of Recorder, Douglas County, Nevada as Document No.988292;
thence South 00°05'52" East, 397.66 feet to the beginning of a non-tangential curve,
thence along said curve to the left through a central angle of 112°04'07", arc length 123.23 feet, having a radius of 63.00 feet, and whose long chord bears North 58°48'45" West, 104.50 feet;
thence North 24°50'49" West, 228.65 feet, said course being radial to the previous curve;
thence North 00°05'52" West, 136.08 feet;
thence North 89°55'30" East, 142.11 feet;
thence South 89°43'16" East, 42.92 feet to the **POINT OF BEGINNING**, containing 54,030 square feet or 1.24 acres, more or less.

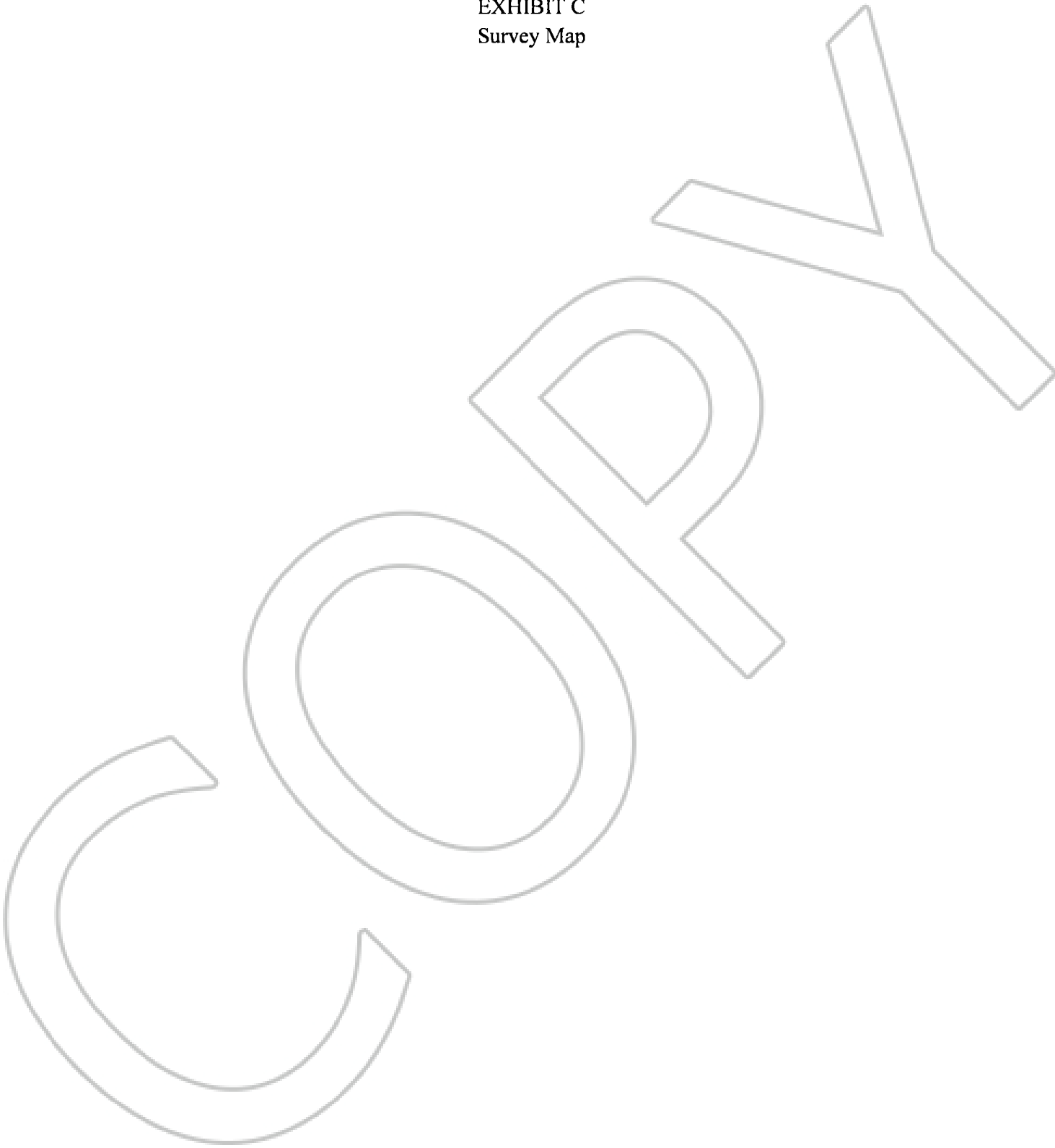
The basis of bearing of this description is identical to the Parcel Map for Dennis A. Belli Separate Property Trust filed for record August 10, 2022 in the office of Recorder, Douglas County, Nevada as Document No.988292;

Prepared By: R.O. ANDERSON ENGINEERING, INC.
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P.O. Box 2229
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15 MAR 2023

EXHIBIT C
Survey Map





VICINITY MAP
NO SCALE

CLERK TREASURER'S CERTIFICATE

ALL PROPERTY TAXES FOR THE PARCELS SHOWN ON THIS MAP HAVE BEEN PAID IN FULL FOR THE YEAR 1934 (1934-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-00)

COMMUNITY DEVELOPMENT DEPARTMENT CERTIFICATE

THE BOARD OF COMMUNITY DEVELOPMENT HAS REVIEWED THE ADJUSTMENT AND HAS DULY APPROVED THE ADJUSTMENT.

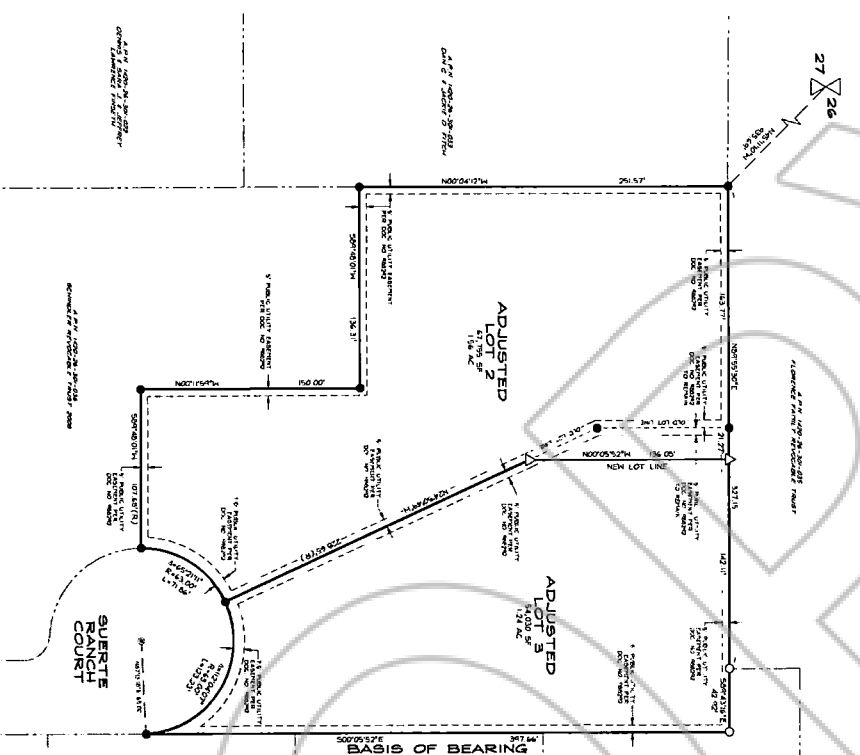
DATE _____
 COMMUNITY DEVELOPMENT DEPARTMENT

SURVEYOR'S CERTIFICATE

I, ANDREW R. LINDSAY, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HAVE SURVEYED THE ADJUSTED PARCELS SHOWN HEREON AND HAVE FOUND THAT THE ADJUSTMENT IS CORRECT AND ACCURATE REPRESENTATION OF THE LAND SURVEYED. THE ADJUSTMENT IS CORRECT AND ACCURATE REPRESENTATION OF THE LAND SURVEYED AND THE ADJUSTMENT IS CORRECT AND ACCURATE REPRESENTATION OF THE LAND SURVEYED. THE ADJUSTMENT IS CORRECT AND ACCURATE REPRESENTATION OF THE LAND SURVEYED.



ANDREW R. LINDSAY, P.L.S. 10000



OWNER'S CERTIFICATE

I, THE UNDERSIGNED OWNER OF THE ADJUSTED PARCELS AS SHOWN ON THIS MAP, DO HEREBY CERTIFY THAT THE ADJUSTMENT IS CORRECT AND ACCURATE REPRESENTATION OF THE LAND SURVEYED. THE ADJUSTMENT IS CORRECT AND ACCURATE REPRESENTATION OF THE LAND SURVEYED. THE ADJUSTMENT IS CORRECT AND ACCURATE REPRESENTATION OF THE LAND SURVEYED.

DATE OF THIS SURVEY: _____
 WITNESS MY HAND AND OFFICIAL SEAL.

BASIS OF BEARING

SECTION 26 - THE EAST LINE OF LOT 3 AS SHOWN ON THE PARCEL MAP FOR SECTION 26, T.14N.17.20E, R.20E, T.14N.17.20E, R.20E, COUNTY OF DOUGLAS, NEVADA, AS SHOWN ON DOCUMENT NO. 2027-000001.

LEGEND

- △ CALCULATED ONE QUARTER (1/4) CORNER
- FOUND S&W NEIGH. I.C.M., P.L.S. 10000
- FOUND S&W NEIGH. WITH PLASTIC CAP, P.L.S. 10000
- * CENTER LINE MONUMENT, P.L.S. 10000
- △ SET S&W NEIGH. WITH PLASTIC CAP, P.L.S. 10000
- (X) RADIAL BEARING

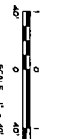
NOTES

THE ADJUSTMENT IS CORRECT AND ACCURATE REPRESENTATION OF THE LAND SURVEYED. THE ADJUSTMENT IS CORRECT AND ACCURATE REPRESENTATION OF THE LAND SURVEYED. THE ADJUSTMENT IS CORRECT AND ACCURATE REPRESENTATION OF THE LAND SURVEYED.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2023, AT _____ (CITY) DISTRICT CLERK, COUNTY OF DOUGLAS, NEVADA.

DOUGLAS COUNTY RECORDER
 SHARONNE GARDNER



RECORD OF SURVEY
 TO SUPPORT
 A BOUNDARY LINE ADJUSTMENT
 FOR
 BELL SEPARATE PROPERTY TRUST

LOCATED WITHIN A PORTION OF SECTION 26, T.14N.17.20E, R.20E, COUNTY OF DOUGLAS, NEVADA.

R/O Anderson
 REGISTERED PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 10000
 11111 11111 11111

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1420-26-301-037
 b) 1420-26-301-038
 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 with the same owners

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 Dennis Belli Capacity Grantor

Signature Dennis Belli Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Dennis Belli
 Address: 1620 Saratoga Street
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Dennis Belli
 Address: 1620 Saratoga Street
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING
 (required if not the seller or buyer)
 Print Name: R.O. Anderson Engineering Escrow # _____
 Address: 1603 Esmeralda Ave
 City: Minden State: NV Zip: 89423