

**EXHIBIT "A"**

APN: 1420-35-201-005 and  
APN: 1420-35-201-006

RECORDING REQUESTED BY AND  
WHEN RECORDED, RETURN TO:

Michael C. Dresser  
222 Meadowfield Lane  
Jefferson Hills, PA 15025

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

E03

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**BOUNDARY LINE ADJUSTMENT QUITCLAIM DEED**

THIS INDENTURE is made as of this 10<sup>th</sup> day of January 202~~3~~<sup>4</sup>, by and between MICHAEL C. DRESSER, a married man as his sole and separate property, owner of adjacent and abutting parcels of land situated in the City of Minden, County of Douglas, State of Nevada, as described herein.

**WITNESSETH**

MICHAEL C. DRESSER is the owner of adjacent and abutting parcels of land, more particularly described in Exhibit "A", attached hereto, and made a part hereof, does 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 Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Twenty (20) East, Mount Diablo Meridian, Douglas County, Nevada.

NOW THEREFORE, Michael C. Dresser does 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 shall be described as Adjusted Parcel 1 and Adjusted Parcel 2, in Exhibit "B", attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, Michael C. Dresser has caused these presents to be executed the day and year first above written.

EXHIBIT "A"

Michael C. Dresser

By: Michael C. Dresser  
Michael C. Dresser

STATE OF Pennsylvania } ss:  
COUNTY OF Allegheny }

On January 10, 202~~1~~<sup>4</sup>, before me, a Notary Public, personally appeared Michael C. Dresser, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument, and who acknowledged to me that he executed the same in his authorized capacity and that by his signature on this instrument, is the person, or the entity upon behalf of which the person acted, executed this instrument.

WITNESS my hand and official seal.

By: Diane Carper  
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal  
Diane Carper, Notary Public  
Allegheny County  
My commission expires September 2, 2024  
Commission number 1023757  
Member, Pennsylvania Association of Notaries

## EXHIBIT "A"

### ORIGINAL APN: 1420-35-201-005

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

COMMENCING at the southwest corner of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B.&M.; thence North 0°05' East a distance of 300 feet to the true point of beginning; thence continuing North 0°05' East a distance of 627 feet to a point; thence North 89°57' East a distance of 209 feet to a point; thence South 0°05' East a distance of 627 feet to a point; thence North 89°57' West a distance of 209 feet to the point of beginning; being a portion of the Northwest 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B.&M..

EXCEPTING THEREFROM the West 25 feet as set forth in Dedication from Walter A. Downs, sr. and wife to the County of Douglas, State of Nevada, recorded June 9, 1966 in Book 41, Page 197, as File No. 32490, Official Records.

*Note: The above legal descriptions appeared previously in that certain document recorded April 1, 2019, as Document No. 2019-927310, Douglas County Records.*

CONTAINING: 2.65 Acres of land, more or less.

### ORIGINAL APN: 1420-35-201-006

Situate in the County of Douglas, State of Nevada, and more particularly described as follows:

That portion of the SW 1/4 of the NW 1/4 of Section 35, Township 14 North, Range 20 East, M.D.B.&M., County of Douglas, State of Nevada, described as follows:

COMMENCING at a point on the North line of said SW 1/4 of the NW 1/4 of said Section 35, which bears North 89°57' East 683.60 feet from the Northwest corner of said SW 1/4 of the NW 1/4; thence South 0°05' East, parallel to the West Line of said Section 35, 561.09 feet to the true point of beginning; thence continuing South 0°05' East, parallel to the West Line of said Section 35, a distance of 458.91 feet; thence South 89°57' West 474.60 feet; thence North 0°57' West parallel to the West line of said Section 35, a distance of 458.91 feet; thence North 89°57' East 474.60 feet to the true point of beginning.

TOGETHER WITH: a 25-foot easement for roadway and utilities purposes South and East of the following described line; commencing at a point on the North line of said SW 1/4 of the NW 1/4 of said Section 35; thence along said North line North 89°57' East 683.60 feet; thence South 0°05' East 561.09 feet to a point on the North line of the above-described property.

*Note: The above legal descriptions appeared previously in that certain document recorded April 1, 2019, as Document No. 2019-927309, Douglas County Records.*

CONTAINING: 5.00 Acres of land, more or less.

## EXHIBIT "B"

### ADJUSTED PARCEL 1

All that certain real property situate within a portion of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Twenty (20) East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**COMMENCING** at the West Quarter (W1/4) corner of said Section Thirty-Five (35), said point being a 1" diameter Iron Post in a Monument Well at the centerline intersection of East Valley Road and Downs Drive;

Thence, N00°38'54"E, 927.02 feet, more or less, along the West line of said Section Thirty-Five (35), said line also being the centerline of East Valley Road, to a point of intersection with the Southerly line of that parcel conveyed per Deed from Walter A. Downs, Senior, to Thomas L. Gardner, dated February 28, 1963 and recorded as Document No. 23325 on August 28, 1963, in Book 19, Page 221, Official Records of Douglas County, Nevada;

Thence, S89°16'35"E, 25.00 feet, more or less, along the Southerly line of said parcel conveyed per Document No. 23325 to a 1/2" (inside diameter) Iron Pipe, said point also being the Southwest corner of Parcel 3 as depicted on that Parcel Map for George A. & Lois V. Storrs, recorded as Document No. 81681 on July 17, 1975, said point further being the **POINT OF BEGINNING**;

Thence continuing along the Southerly line of said parcel conveyed per Document No. 23325, S89°16'35"E, 183.98 feet, more or less, to the Northeast corner of that parcel conveyed per Joint Tenancy Deed from Walter Downs, Sr. and Bessie Downs to Bert Wade and Marguerite E. Wade, dated October 5, 1962 and recorded as Document No. 27067 on January 28, 1965, in Book 29, Page 84, Official Records of Douglas County, Nevada, from which a bent 3/8" rebar bears southerly 1.1 feet;

Thence leaving said Southerly line along the Easterly line of said parcel conveyed per Document No. 27067, S00°38'50"W, 236.64 feet;

Thence leaving said Easterly line, S89°21'06"W, 183.98 feet, along a line perpendicular to the West line of said Section 35 to a line 25 feet Easterly and parallel with said West line of said Section 35;

Thence along said line 25 feet Easterly of and parallel to said West line of Section 35, N00°38'54"E, 236.88 feet, more or less, to the **POINT OF BEGINNING**.

**CONTAINING:** 43,560 Square Feet of land, more or less.

Basis of Bearings: Nevada State Plane Coordinate System, west zone, NAD 83/94 (HARN), per observed PLSS monuments located at the West Quarter Corner (W1/4) of Section 35, being a 1" Iron Pipe in a Monument Well at the centerline intersection of East Valley Road and Downs Drive, and the Northwest Corner of Section 35, being a 5/8" rebar (no tag or cap) in a Monument Well at the centerline intersection of East Valley Road and Stephani Way, of Section 35, Township 14 North, Range 20 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 0.999799294.

## EXHIBIT "B"

### ADJUSTED PARCEL 2

All that certain real property situate within a portion of the Southwest Quarter (SW1/4) of the Northwest Quarter (NW1/4) of Section Thirty-Five (35), Township Fourteen (14) North, Range Twenty (20) East, Mount Diablo Meridian, Douglas County, Nevada, more particularly described as follows:

**COMMENCING** at the North 1/16 corner on the West line of said Section 35, said point being at the centerline intersection of East Valley Road and Chowbuck Drive;

Thence, along the North 1/16 line of said Section 35, said line also being the centerline of Chowbuck Road, S89°16'35"E, 683.51 feet, more or less, to a point of intersection with the Westerly line of that parcel described in that Agreement dated December 30, 1963, between Thomas L. Gardner and Richard E. Bussen, "Seller", and Leslie Vesey and Anna Vesey, Rosemary Sinnott, Ray Hart and Doris Hart, Richard Askam and Betty Mac Askill, and Jack Williams and Dorothy Williams, "Buyer", recorded as Document No. 24463 on February 21, 1964, in Book 22, Page 359, Official Records of Douglas County, Nevada;

Thence, along the Westerly line of said parcel described per Document No. 24463, S00°38'39"W, 561.10 feet, more or less, to the Northeasterly corner of that parcel described in Contract of Sale dated August 18, 1966, between George McKee and Esther D. McKee "Sellers" and Wilton E. Funk and Marguerite Helen Funk, "Buyer's", recorded as Document No. 34130 on September 21, 1966 in Book 44, Page 542, Official Records of Douglas County, Nevada, said point being the **POINT OF BEGINNING**;

Thence, continuing along the common line between those parcels as described in said Document No. 24463 and Document No. 34130, S00°38'39"W, 458.93 feet, more or less, to the Northerly line of that parcel conveyed per Joint Tenancy Grant Deed from Walter A. Downs, Sr. and Bessie M. Downs to Betty Ann Wartgow and Robert H. Wartgow, dated February 23, 1965 and recorded as Document No. 27329 on March 5, 1965 in Book 29, Page 558, Official Records of Douglas County, Nevada;

Thence, along said Northerly line conveyed per Document No. 27329, N89°16'34"W, 658.58 feet, more or less, to a 5/8" rebar with yellow plastic cap stamped "PLS 6200" on a line 25 feet Easterly of and parallel with the West Line of said Section 35;

Thence, N00°38'54"W, 390.13 feet, along said line 25 Easterly of and parallel with the West line of Section 35;

Thence, perpendicular to last mentioned line, S89°21'06"E, 183.98 feet to the Easterly line of that parcel conveyed per said Joint Tenancy Deed from Walter Downs, Sr. and Bessie Downs to Bert Wade and Marguerite E. Wade, dated October 5, 1962 and recorded as Document No. 27067 on January 28, 1965, in Book 29, Page 84, Official Records of Douglas County, Nevada,

Thence, along said Easterly line conveyed per Document No. 27067, N00°38'50"E, 68.55 feet, more or less, to the Northwesterly corner of that parcel described in said Contract of Sale per Document No. 34130, from which a 5/8" rebar bears Northerly 0.6 feet;

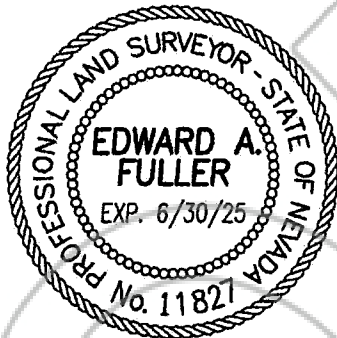
Thence along said Northerly line described in Contract of Sale per Document No. 34130,

**EXHIBIT "B"**

S89°16'36"E, 474.57 feet, more or less, to the POINT OF BEGINNING.

CONTAINING: 6.65 acres of land, more or less.

Basis of Bearings: Nevada State Plane Coordinate System, west zone, NAD 83/94 (HARN), per observed PLSS monuments located at the West Quarter Corner (W1/4) of Section 35, being a 1" Iron Pipe in a Monument Well at the centerline intersection of East Valley Road and Downs Drive, and the Northwest Corner of Section 35, being a 5/8" rebar (no tag or cap) in a Monument Well at the centerline intersection of East Valley Road and Stephani Way, of Section 35, Township 14 North, Range 20 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 0.999799294.



Edward A. Fuller  
PLS 11827

11/21/2023

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) 1420-35-201-005  
b) 1420-35-201-006  
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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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 adjacent parcels having same or common ownership.

5. Partial Interest: Percentage being transferred: 100.0 %

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 for Seller/Buyer  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Michael C. Dresser  
Address: 222 Meadowfield Lane  
City: Jefferson Hills  
State: PA Zip: 15025

Print Name: Michael C. Dresser  
Address: 222 Meadowfield Lane  
City: Jefferson Hills  
State: PA Zip: 15025

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

Print Name: Meridian Surveying and Mapping, Inc. Escrow # Accommodation  
Address: 8725 Technology Way, Ste C-2  
City: Reno State: NV Zip: 89521

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