

A.P.N.'s:

1320-29-401-014, 018 & 020



00183215202410095690130131

SHAWNYNE GARREN, RECORDER

E01

Mail Tax Statements to:

CVI LAND CO., LLC

1627 Highway 395

Minden, NV 89423

Mail Tax Statements to:

G PEG II, LLC

1627 Highway 395

Minden, NV 89423

Recording requested by:

Wood Rodgers, Inc.

1361 Corporate Boulevard

Reno, NV 89502

BOUNDARY LINE ADJUSTMENT DEED

This Boundary Line Adjustment Deed is made this 24 day of JUNE, 2024 by **G PEG II, LLC**, a Nevada limited liability company, as **"FIRST PARTY"**, and **CVI LAND CO., LLC** a Nevada limited liability company, as **"SECOND PARTY"**, with reference to the following recitals as follows:

RECITALS:

- A. **FIRST PARTY** is the present owner of that certain real property in the County of Douglas, State of Nevada, being Assessor's Parcel No. 1320-29-401-014, being more particularly described as Parcel 3 per that Boundary Line Adjustment Deed recorded on January 4, 2010, as Document No. 756591, and further shown on that Record of Survey Map recorded January 4, 2010, as File No. 756590, both filed the Official Records of Douglas County, Nevada.
- B. **SECOND PARTY** is the present owner of that certain real property in the County of Douglas, State of Nevada, being Assessor's Parcel No. 1320-29-401-018, being more particularly described as Parcel 1 and Parcel 2 per that Grant, Bargain, Sale Deed recorded on March 22, 2024, as Document No. 2024-1005958, and further shown as Parcel 1 and Parcel 3 respectively on that Record of Survey Map recorded on May 19, 2011, as File No. 783462, both filed in the Official Records of Douglas County, Nevada.
- C. **FIRST PARTY** and **SECOND PARTY** as owners of adjacent and abutting parcels of land, desire to adjust the boundary lines between said parcels pursuant to NRS 278.461 4 (c) as hereinafter set forth, without creating any additional, separately assessed parcels of real property.

NOW THEREFORE, FIRST PARTY for a good and valuable consideration, does by these presents, quitclaim, bargain, and convey to **SECOND PARTY** the real property more particularly described in **EXHIBIT A** attached hereto and incorporated herein by this reference (TRANSFER PROPERTY - G PEG II to CVI LAND), and **SECOND PARTY** for a good and valuable consideration, does by these presents, quitclaim, bargain,

and convey to **FIRST PARTY** the real property more particularly described in **EXHIBIT B** attached hereto and incorporated herein by this reference (TRANSFER PROPERTY - CVI LAND to G PEG II), and **FIRST PARTY** for a good and valuable consideration, does by these presents, quitclaim, bargain, and convey to **FIRST PARTY** the real property more particularly described in **EXHIBIT C** attached hereto and incorporated herein by this reference (TRANSFER PROPERTY – CVI LAND to CVI LAND), with the resulting adjusted parcel owned by **FIRST PARTY** being more particularly described in **EXHIBIT D** attached hereto and incorporated herein by this reference (PARCEL A), and with the resulting adjusted parcels owned by **SECOND PARTY** being more particularly described in **EXHIBIT E** attached hereto and incorporated herein by this reference (PARCEL B and PARCEL 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 parties, and to its heirs, successors and assigns forever.

IN WITNESS WHEREOF, THE FIRST PARTY AND SECOND PARTY has caused these presents to be executed the day and year first above written.

[Signature pages to follow]

FIRST PARTY:

G PEG II, LLC, a Nevada limited liability company

By: _____

Michael E. Pelgram
Michael E. PELGRAM

Name/Title Printed

STATE OF NEVADA

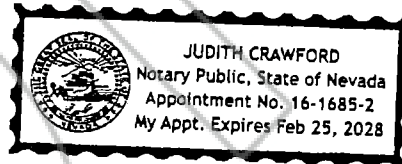
S.S.

COUNTY OF Washoe

On this 24 day of June, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Pelgram, as Managing Member of G PEG II, LLC, a Nevada limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.

NOTARY PUBLIC



SECOND PARTY:

CVI LAND CO., LLC, a Nevada limited liability company

By:

Michael C. PELGRAM
Name/Title Printed

STATE OF NEVADA

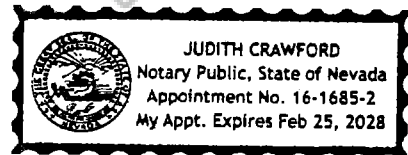
S.S.

COUNTY OF Washoe

On this 24 day of June, 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Pelgram, as Managing Member of CVI LAND CO., LLC, a Nevada limited liability company, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purposes herein stated.

Witness my hand and official seal.

[Signature]
NOTARY PUBLIC



**EXHIBIT A
LEGAL DESCRIPTION
TRANSFER PARCEL
(G PEG II TO CVI LAND)**

All that certain real property situate within portions of the Southwest One-Quarter (SW 1/4) of Section Twenty-nine (29) and the Southeast One-Quarter of Section Thirty (30), Township Nineteen (19) North, Range Twenty-Two (22) East, M.D.M., Douglas County, State of Nevada, being a portion of Parcel 3 as shown on Record of Survey Map File No. 756590, recorded on January 4, 2010, filed in the Official Records of Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the southwesterly corner of said Parcel 3 of Record of Survey Map File No. 756590, also being on the northerly Right-of-Way of Highway 395;

THENCE departing said corner and along the westerly line of said Parcel 3 the following three (3) courses and distances:

1. North 27°21'24" East a distance of 72.24 feet;
2. South 62°38'46" East a distance of 65.00 feet;
3. North 27°42'56" East a distance of 47.75 feet to the northwesterly corner of said Parcel 3;

THENCE departing said corner and along the northerly line of said Parcel 3, South 62°38'45" East a distance of 22.03 feet;

THENCE departing said northerly line, South 43°06'41" West a distance of 103.90 feet;

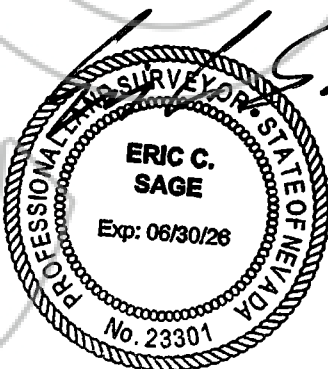
THENCE South 27°21'18" West a distance of 20.00 feet to said northerly Right-of-Way;

THENCE along said northerly Right-of-Way, North 62°38'42" West a distance of 59.12 feet to the **POINT OF BEGINNING**;

Containing 5,393 square feet of land, more or less.

The basis of bearings for the above descriptions is North American Datum of 1983/94, State Plane, Nevada, West Zone, grid to ground combined factor = 1.000200000.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.
Reno, NV 89502



6/24/24

Eric C. Sage, P.L.S.
Nevada Certificate No. 23301

**EXHIBIT B
LEGAL DESCRIPTION
TRANSFER PARCEL
(CVI LAND TO G PEG II)**

All that certain real property situate within portions of the Southwest One-Quarter (SW 1/4) of Section Twenty-nine (29) and the Southeast One-Quarter of Section Thirty (30), Township Nineteen (19) North, Range Twenty-Two (22) East, M.D.M., Douglas County, State of Nevada, being a portion of Parcel 1 as shown on Record of Survey Map File No. 783462, recorded on May 19, 2023, filed in the Official Records of Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the southerly line of said Parcel 1 of said Record of Survey Map File No. 783462, also being the northeasterly corner of Parcel 3 of Record of Survey Map File No. 756590, recorded on January 4, 2010, filed in said Official Records;

THENCE along the line common to said Parcel 1 and Parcel 3, North 62°38'45" West a distance of 185.67 feet;

THENCE North 43°06'41" East a distance of 263.92 feet;

THENCE South 62°38'42" East a distance of 114.00 feet;

THENCE South 27°21'18" West a distance of 254.00 feet to the **POINT OF BEGINNING**;

Containing 38,059 square feet of land, more or less.

The basis of bearings for the above descriptions is North American Datum of 1983/94, State Plane, Nevada, West Zone, grid to ground combined factor = 1.000200000.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.
Reno, NV 89502



6/24/24

Eric C. Sage, P.L.S.
Nevada Certificate No. 23301

**EXHIBIT C
LEGAL DESCRIPTION
TRANSFER PARCEL
(CVI LAND TO CVI LAND)**

All that certain real property situate within portions of the Southwest One-Quarter (SW 1/4) of Section Twenty-nine (29) and the Southeast One-Quarter of Section Thirty (30), Township Nineteen (19) North, Range Twenty-Two (22) East, M.D.M., Douglas County, State of Nevada, being a portion of Parcel 3 as shown on Record of Survey Map File No. 783462, recorded on May 19, 2023, filed in the Official Records of Douglas County, Nevada, being more particularly described as follows:

COMMENCING at the northwesterly corner of said Parcel 3 of said Record of Survey Map File No. 783462;

THENCE along the northerly line of said Parcel 3, South 71°52'56" East a distance of 386.49 feet to POINT OF BEGINNING;

THENCE continuing along said northerly line, South 71°52'56" East a distance of 9.93 feet to the easterly line of said Parcel 3;

THENCE along the easterly line of said Parcel 3 the following four (4) arcs, courses and distances:

1. South 31°02'07" East a distance of 62.90 feet to the beginning of a non-tangent curve to the right;
2. from a radial line which bears South 73°46'28" West, 8.21 feet along the arc of a 12.07 foot radius curve to the right through a central angle of 38°58'22";
3. South 27°15'37" West a distance of 258.43 feet to the beginning of a non-tangent curve to the right;

THENCE from a radial line which bears North 52°18'49" West, 34.49 feet along the arc of a 22.13 foot radius curve through a central angle of 89°19'03";

THENCE departing said easterly line, North 27°42'56" East a distance of 290.83 feet;

THENCE North 33°32'59" West a distance of 49.71 feet to the **POINT OF BEGINNING**;

Containing 7,175 square feet of land, more or less.

The basis of bearings for the above descriptions is North American Datum of 1983/94, State Plane, Nevada, West Zone, grid to ground combined factor = 1.000200000.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.
Reno, NV 89502



Eric C. Sage, P.L.S.
Nevada Certificate No. 23301

**EXHIBIT D
LEGAL DESCRIPTION
ADJUSTED PARCEL
(FIRST PARTY)**

All that certain real property situate within portions of the Southwest One-Quarter (SW 1/4) of Section Twenty-nine (29) and the Southeast One-Quarter of Section Thirty (30), Township Nineteen (19) North, Range Twenty-Two (22) East, M.D.M., Douglas County, State of Nevada, being all of Parcel 3 as shown on Record of Survey Map File No. 756590, recorded on January 4, 2010 and Parcels 1 & 3 as shown on Record of Survey Map File No. 783462, recorded on May 19, 2023 both filed in the Official Records of Douglas County, Nevada, being more particularly described as follows:

PARCEL A

BEGINNING at the most southerly corner of said Parcel 3 of Record of Survey Map File No. 756590, also being on the northerly Right-of-Way of Highway 395;

THENCE along said Right-of-Way North 62°38'42" West a distance of 213.88 feet;

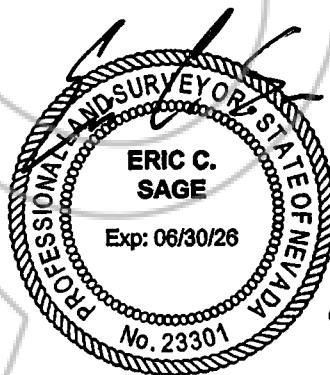
THENCE departing said Right-of-Way the following four (4) courses and distances:

1. North 27°21'18" East a distance of 20.00 feet;
2. North 43°06'41" East a distance of 367.82 feet;
3. South 62°38'42" East a distance of 114.00 feet;
4. South 27°21'18" West a distance of 374.00 feet to the **POINT OF BEGINNING**;

Containing 62,313 square feet of land, more or less.

The basis of bearings for the above descriptions is North American Datum of 1983/94, State Plane, Nevada, West Zone, grid to ground combined factor = 1.000200000.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.
Reno, NV 89502



6/24/24

Eric C. Sage, P.L.S.
Nevada Certificate No. 23301

**EXHIBIT E
LEGAL DESCRIPTION
ADJUSTED PARCELS
(SECOND PARTY)**

All that certain real property situate within portions of the Southwest One-Quarter (SW 1/4) of Section Twenty-nine (29) and the Southeast One-Quarter of Section Thirty (30), Township Nineteen (19) North, Range Twenty-Two (22) East, M.D.M., Douglas County, State of Nevada, being all of Parcel 3 as shown on Record of Survey Map File No. 756590, recorded on January 4, 2010 and Parcels 1 & 3 as shown on Record of Survey Map File No. 783462, recorded on May 19, 2023 both filed in the Official Records of Douglas County, Nevada, being more particularly described as follows:

PARCEL B

BEGINNING at the Northwest Corner of said Parcel 3 of Record of Survey Map File No. 783462;

THENCE along the northerly line of said parcel South 71°52'56" East a distance of 386.49 feet;

THENCE departing said northerly line South 33°32'59" East a distance of 49.71 feet;

THENCE South 27°42'56" West a distance of 397.42 feet to the northerly line of said Parcel 3 of Record of Survey Map File No. 756590;

THENCE along said northerly line North 62°38'46" West a distance of 65.00 feet to the easterly line of Parcel 4 as shown on said Record of Survey Map File No. 783462;

THENCE along the boundary of said Parcel 4 the following three (3) courses and distances:

1. North 27°21'24" East a distance of 57.00 feet;
2. North 62°38'45" West a distance of 209.92 feet;
3. South 01°02'47" West a distance of 144.17 feet to the northerly Right-of-Way of Highway 395;

THENCE along said Right-of-Way North 62°38'42" West a distance of 41.44 feet;

THENCE departing said Right-of-Way North 06°29'53" East a distance of 411.71 feet;

THENCE North 00°57'19" East a distance of 52.54 feet to the **POINT OF BEGINNING**;

Containing 3.02 acres of land, more or less.

PARCEL C

BEGINNING at the most southerly corner of said Parcel 1 of Record of Survey Map File No. 783462 being on the northerly Right-of-Way of Highway 395;

THENCE along said Right-of-Way North 62°38'42" West a distance of 495.46 feet;

THENCE departing said Right-of-Way the following four (4) courses and distances:

1. North 27°21'18" East a distance of 374.00 feet;
2. North 62°38'42" West a distance of 114.00 feet;
3. South 43°06'41" West a distance of 367.82 feet;
4. South 27°21'18" West a distance of 20.00 feet to said northerly Right-of-Way;

**EXHIBIT E
LEGAL DESCRIPTION
ADJUSTED PARCELS
(SECOND PARTY)**

THENCE along said Right-of-Way North 62°38'42" West a distance of 59.12 feet to the easterly line of Parcel 4 as shown on said Record of Survey Map File No. 783462 ;

THENCE along said easterly line North 27°21'24" East a distance of 72.24 feet to the northerly line of said Parcel 3 of Record of Survey Map File No. 756590;

THENCE along said northerly line South 62°38'46" East a distance of 65.00 feet;

THENCE departing said northerly line the following Twenty (20) arcs, courses and distances:

1. North 27°42'56" East a distance of 397.42 feet;
2. North 33°32'59" West a distance of 49.71 feet;
3. North 71°52'56" West a distance of 386.49 feet;
4. North 00°57'19" East a distance of 427.88 feet;
5. South 68°20'03" East a distance of 1030.49 feet;
6. South 27°21'15" West a distance of 146.31 feet;
7. South 62°38'42" East a distance of 767.66 feet;
8. South 27°21'18" West a distance of 105.13 feet;
9. North 75°01'00" West a distance of 168.86 feet;
10. South 33°24'41" West a distance of 222.88 feet;
11. North 62°02'04" West a distance of 47.82 feet;
12. South 27°13'20" West a distance of 37.63 feet;
13. South 79°46'18" West a distance of 95.20 feet;
14. North 62°39'08" West a distance of 76.71 feet;
15. South 27°21'18" West a distance of 118.07 feet;
16. South 62°40'37" East a distance of 81.94 feet;
17. South 26°59'53" West a distance of 42.00 feet;
18. North 62°40'37" West a distance of 132.38 feet to a non-tangent curve;
19. from a radial line which bears South 05°52'18" East, 84.21 feet along the arc of a non-tangent 85.00 foot radius curve to the left through a central angle of 56°45'57";
20. thence South 27°21'45" West a distance of 81.56 feet;

Containing 20.87 acres of land, more or less.

**EXHIBIT E
LEGAL DESCRIPTION
ADJUSTED PARCELS
(SECOND PARTY)**

The basis of bearings for the above descriptions is North American Datum of 1983/94, State Plane, Nevada, West Zone, grid to ground combined factor = 1.000200000.

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.
Reno, NV 89502



6/24/24

Eric C. Sage, P.L.S.
Nevada Certificate No. 23301

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number (s)

- a) 1320-29-401-018
- b) 1320-29-401-014
- c) 1320-29-401-020
- d) _____

2. Type of Property:

- | | | | |
|-----------------------------|--------------|--|-----------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg. | f) <input checked="" type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other | | |

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	<u>Operating info verified - Model 3 All - OK</u>

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 1 & 3
- b. Explain Reason for Exemption: _____
See attached for exemption explanations and percentages being transferred

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 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 Representative

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: CVI Land Co., LLC

Address: 1627 N Hwy 395

City: Minden

State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: G PEG II, LLC

Address: 1627 N Hwy 395

City: Minden

State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Wood Rodgers Escrow # _____

Address: 1361 Corporate Blvd

City: Reno State: NV Zip: 89502

Transferred Percentage of Interest:

1320-29-401-014 to 1320-29-401-18 - 0.59% interest. Exemption # 1

GRANTOR:

G PEG II, LLC

1627 N Hwy 395

Minden, NV 89423

GRANTEE:

CVI Land Co., LLC

1627 N Hwy 395

Minden, NV 89423

1320-29-401-020 to 1320-29-401-18 - 1.3% interest. Exemption # 3

GRANTOR:

CVI Land Co., LLC

1627 N Hwy 395

Minden, NV 89423

GRANTEE:

CVI Land Co., LLC

1627 N Hwy 395

Minden, NV 89423

1320-29-401-014: CVI Land Co., LLC to G PEG II, LLC; NRS 375.090 (1); 4.19% interest

1320-29-401-018 to 1320-29-401-14 - 4.19% interest. Exemption # 1

GRANTOR:

CVI Land Co., LLC

1627 N Hwy 395

Minden, NV 89423

GRANTEE:

G PEG II, LLC

1627 N Hwy 395

Minden, NV 89423