

Portions of APNs: 1419-27-002-001 &
1419-00-002-041



SHAWNYNE GARREN, RECORDER

When recorded, mail to:
James R. Cavilia, Esq.
Allison MacKenzie, Ltd.
402 N. Division Street
Carson City, Nevada 89703

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

BOUNDARY LINE ADJUSTMENT DEED

THIS Boundary Line Adjustment Deed is made this 15th day of August, 2024, by and between CROSBRO, LLC, a California limited liability company, GRANTOR, and HOWARD S. CHARNEY and ALIDA C.S. CHARNEY, TRUSTEES OF THE CHARNEY 1996 TRUST, GRANTEE.

WITNESSETH:

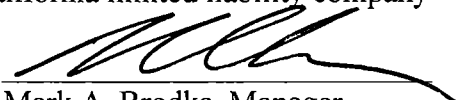
The undersigned GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto GRANTEE, and to its successors and assigns forever, all of their right, title, and interest across, upon, in and under that certain real property located in Douglas County, Nevada, more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein ("Property").

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, including but not limited to, any and all buildings, improvements, structures and fixtures located thereon, unto the GRANTEE and to its heirs, successors and assigns forever.

This deed is being recorded pursuant to a Record of Survey Map to Support a Boundary Line Adjustment pursuant to Nevada Revised Statutes Section 278.5693, recorded concurrently herewith in order to memorialize the legal descriptions for adjusted parcels of real property as described in Exhibit "B" attached hereto and incorporated herein by reference.


IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

CROSBRO, LLC,
a California limited liability company

By: 
Mark A. Brodka, Manager

California
STATE OF ~~NEVADA~~)
: ss.
COUNTY OF ~~Los Angeles~~

On August 15, 2024, personally appeared before me, a notary public, Mark A. Brodka, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the foregoing instrument.


NOTARY PUBLIC
Commission Exp: 6-21-26
see attachment

CALIFORNIA ALL PURPOSE ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF Los Angeles)

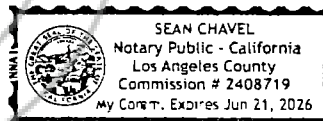
On 8-15-24 before me, Sean Chavel Notary
Public,

personally appeared Mark A. Brodka

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature: Sean Chavel (Seal)

OPTIONAL

Description of Attached Document

Title or Type of Document: Boundary Line Adjustment Deed Number of Pages: 5

Document Date: 8-15-24 Other: _____

3613-001
06/11/24

**EXHIBIT A
DESCRIPTION
TRANSFER FROM PARCEL 2 TO PARCEL 1**

A parcel of land located within the Southeast One-Quarter (SE 1/4) of Section 27 (Sec 27), Township 14 North, Range 19 East, Mount Diablo Meridian (T.14N., R.19E., M.D.M.), Douglas County, Nevada, being a portion of Adjusted Parcel 21 as shown on the Record of Survey to support a Boundary Line Adjustment for Ronald L. Simek filed for record June 11, 1998 as Document No.441786, and Exhibit A as shown on that certain Grant, Bargain, Sale Deed Document No. 814932 filed for record on December 20, 2012 in the office of the Recorder, Douglas County, Nevada, more particularly described as follows:

COMMENCING at the southeast corner of said Section 27;

THENCE along a fly tie, North 11°54'44" West, 1,203.47 feet to a point on the west right-of-way of Jacks Valley Road;

THENCE leaving said west right-of-way of Jacks Valley Road, North 80°27'30" West, 431.34 feet;

THENCE North 07°48'51" West, 117.97 feet;

THENCE West, 219.48 feet to the **POINT OF BEGINNING**;

THENCE South 15°45'08" West, 251.57 feet;

THENCE South 00°55'37" East, 230.41 feet;

THENCE North 65°38'14" West, 59.46 feet;

THENCE North 05°58'15" East, 450.42 feet;

THENCE East, 71.88 feet to the **POINT OF BEGINNING**.

Containing 21,372 square feet, more or less.

The basis of bearing of this description is identical to on the Record of Survey to support a Boundary Line Adjustment for Ronald L. Simek filed for record June 11, 1998 in the office of the Recorder as Document No.441786

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Gerald D. Juarez, P.L.S. 12140
P.O. Box 2229
Minden, Nevada 89423



3613-001
06/11/24

**EXHIBIT B
ADJUSTED LAND DESCRIPTION
PARCEL 1**

A parcel of land located within the Southeast One-Quarter (SE 1/4) of Section 27 (Sec 27), Township 14 North, Range 19 East, Mount Diablo Meridian (T.14N., R.19E., M.D.M.), Douglas County, Nevada, being an adjustment of Exhibit A as described on that certain Grant, Bargain, Sale Deed Document No. 814932 filed for record on December 20, 2012 in the office of the Recorder, Douglas County, Nevada, more particularly described as follows:

BEGINNING at the Northeast Corner (NE Cor) as described in said Exhibit A, coincident with a point on the westerly right-of-way of Jacks Valley Road, from which the common corner of Section 26, 27, 34, and 35 bears South 11°54'44" East, 1203.47 feet;

THENCE along said westerly right-of-way line of Jacks Valley Road, South 21°17'11" West, 558.89 feet;

THENCE leaving said westerly right-of-way of Jacks Valley Road, North 65°38'14" West, 633.11 feet;

THENCE North 05°58'15" East, 450.42 feet;

THENCE East, 291.36 feet to the most north, northeasterly corner as described in said Exhibit A, marked by a 5/8" rebar with plastic cap, P.L.S. 11172;

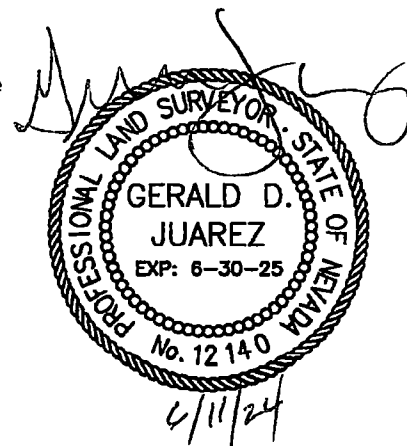
THENCE along the northerly boundary line as described in said Exhibit A, South 07°48'51" East, 117.97 feet,

THENCE continuing along said boundary line, South 80°27'30" East, 431.34 feet to the **POINT OF BEGINNING**.

Containing 8.00 acres, more or less.

The basis of bearing of this description is identical to on the Record of Survey to support a Boundary Line Adjustment for Ronald L. Simek filed for record June 11, 1998 in the office of the Recorder as Document No.441786.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
Gerald D. Juarez, P.L.S. 12140
P.O. Box 2229, Minden, Nevada 89423



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1419-00-002-041
 b) 1419-27-002-001
 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 _____

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

3. Total Value/Sales Price of Property: \$0.00 1,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00 3.90

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # _____
 b. Explain Reason for Exemption: Boundary Line Adjustment of land with equal size, no sale of land

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 _____ Grantor

Signature _____ Capacity _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Mark Brodka manger Crosbro LLC
 Address: 29170 Heathercliff Road #6
 City: Malibu
 State: CA Zip: 90265

Print Name: Howard Charney
 Address: P.O. Box 454
 City: Genoa
 State: NV Zip: 89411

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

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