

Official Record

Recording requested By  
FIRST AMERICAN TITLE

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$20.00 Page 1 of 7  
RPTT: \$152.10 Recorded By: HB  
Book- 299 Page- 0351

A. P. Nos:  
005-251-34 (formerly 005-251-21 & 22)  
005-251-08 & 16

Escrow No. 2478160



When recorded mail to:

AFFIRMATION PURSUANT TO  
NRS 111.312(1)(2) AND 239B.030(4)

Pursuant to NRS 239B.030, the undersigned, hereby affirm that the below document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

BOUNDARY LINE ADJUSTMENT DEED

THIS INDENTURE WITNESSETH:

That on this \_\_\_\_\_ day of October, 2015, RICHARD J. MOSER, a single man, and ALLISON NEWLON, a single woman, parties of the first part, and ROBERT WILLIAM JOHNSON and SHARON LUCILLE JOHNSON, Trustees of the ROBERT W. AND SHARON L. JOHNSON FAMILY TRUST dated June 9, 2008, party of the second part, do hereby enter into this Boundary Line Adjustment and Deed as follows:

W I T N E S S E T H:

WHEREAS:

A. RICHARD J. MOSER, a single man, and ALLISON NEWLON, a single woman, are the owners of those certain two (2) abutting parcels of land (the "Moser/Newlon Parcels"), situate in the County of Lincoln, State of Nevada, more particularly described as follows:



PARCEL 1:

Parcel 3D 2nd Revision of Map of Reversion for Richard and Allison Moser recorded May 27, 2015 as File No. 147561, in the office of the County Recorder of Lincoln County, Nevada, located in a portion of the Southeast quarter of the Southeast quarter of Section 25, Township 5 North, Range 65 East, M.D.B.&M.

PARCEL 2:

Parcel 2D of Parcel Map No. 116479 recorded June 18, 2001 in Book B, Page 374, in the office of the County Recorder of Lincoln County, Nevada, located in a portion of the Southwest quarter of the Southeast quarter of Section 25, Township 5 North, Range 65 East, M.D.B.&M.

Together with any and all water rights appurtenant thereto.

B. ROBERT WILLIAM JOHNSON and SHARON LUCILLE JOHNSON, Trustees of the ROBERT W. AND SHARON L. JOHNSON FAMILY TRUST dated June 9, 2008, are the owners of that certain parcel of land (the "Johnson Parcel") adjacent and abutting Parcel 1, situate in the County of Lincoln, State of Nevada, and more particularly described as follows:

PARCEL 3:

Parcel 3C of Parcel Map recorded March 17, 2003 in Plat Book B, Page 479 as File No. 119788 and certificate of amendment thereto recorded April 2, 2003 in Plat Book B, Page 484 as File No. 119905, lying within the SE 1/4 SE 1/4 of Section 25, Township 5 North, Range 65 East, M.D.M.

C. The parties, as owners of the adjacent and abutting parcels of land described above, for good and valuable consideration, do by these presence desire to adjust the boundary lines of their respective properties pursuant to NRS 278.461(4)(c).

NOW, THEREFORE, the parties hereto, in consideration of the sum of \$10.00, lawful money of the United States of America in hand paid, and other good and valuable consideration not herein recited, the sufficiency and receipt of which is hereby acknowledged, the parties hereto agree as follows:

1. RICHARD J. MOSER, a single man, and ALLISON NEWLON, a single woman, as owners of Parcel 1, do hereby grant, bargain and sell to ROBERT WILLIAM JOHNSON and SHARON LUCILLE JOHNSON, Trustees of the ROBERT W. AND SHARON L. JOHNSON FAMILY TRUST



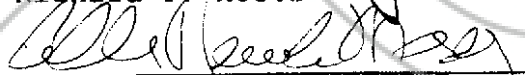
dated June 9, 2008, as owners of Parcel 3, and to their successors and assigns, a portion of Parcel 1 being 250 feet in width and running North and South along the Eastern boundary line of Parcel 1, as necessary to effectuate this Boundary Line Adjustment, all as depicted in that certain Record of Survey Boundary Line Adjustment recorded October 5, 2015, as Document No. 148394, Official Records, Lincoln County, Nevada.


2. FURTHER, RICHARD J. MOSER, a single man, and ALLISON NEWLON, a single woman, as owners of Parcel 2, do hereby grant, bargain and sell to RICHARD J. MOSER, a single man, and ALLISON NEWLON, a single woman, as joint tenants with right of survivorship, as owners of Parcel 1, and to their heirs and assigns, a portion of Parcel 2 being approximately 75 feet in width and running North and South along the Eastern boundary of Parcel 2, as necessary to effectuate this Boundary Line Adjustment as depicted in that certain Record of Survey Boundary Line Adjustment recorded October 5, 2015, as Document No. 148394, Official Records, Lincoln County, Nevada.

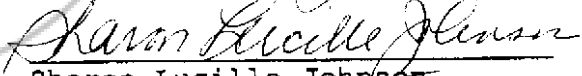
3. In furtherance thereof, Parcel 1 described above shall henceforth have the legal description as set forth on Exhibit "A", attached hereto and incorporated herein; Parcel 2 described above shall henceforth have the legal description as set forth on Exhibit "B", attached hereto and incorporated herein; and Parcel 3 last described above shall henceforth have the legal description as set forth on Exhibit "C", all as more fully depicted in that certain Record of Survey Boundary Line Adjustment recorded October 5, 2015, as Document No. 148394, Official Records, Lincoln County, Nevada.

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

  
Richard J. Moser

  
Allison Newlon Moser

  
Robert William Johnson, Trustee Johnson

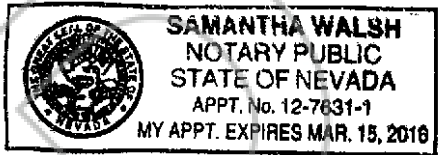
  
Sharon Lucille Johnson, Trustee Johnson



STATE OF Nevada )  
 ) ss  
COUNTY OF Clark )

This instrument was acknowledged before me on  
October 28, 2015, by Samantha Walsh as  
Notary Public of/for RICHARD J. MOSER and ALLISON  
NEWLON Moser (su)

Samantha Walsh  
Notary Public

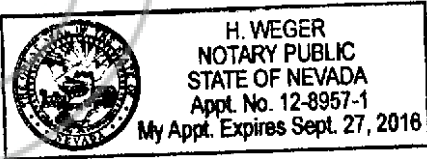


Samantha Walsh  
No. 12-7631-1  
Exp. 03-15-16

STATE OF Nevada )  
 ) ss  
COUNTY OF Clark )

This instrument was acknowledged before me on  
November 3, 2015, by Heather Weger as  
Notary Public of/for ROBERT WILLIAM JOHNSON and  
SHARON LUCILLE JOHNSON, Trustees of the ROBERT W. AND SHARON L.  
JOHNSON FAMILY TRUST dated June 9, 2008.

H. Weger  
Notary Public



H. Weger  
No. 12-8957-1  
Exp. 09-27-16



DESCRIPTION

Parcel 3D 2<sup>nd</sup> Revision of that map recorded with the Lincoln County Recorder's office under document # 0148394 filed in Plat Book D at age 159, and more particularly described as follows:

Beginning at the south east corner of said Parcel 3D on the south line of Section 25, Township 5 North, Range 65 East Mount Diablo Meridian from which the southeast corner of said Section 25 bears S 89° 58' 10" E 909.68' at a standard G.L.O. brass cap monument;

Thence N 89° 58' 10" W 484.68' along said section line\*;

Thence N 00° 00' 44" W 963.58' to the Lincoln County Road #4123\*;

Thence N 80° 01' 50" E 145.21' along said road\*;

Thence S 89° 55' 24" E 70.08' along said road\*;

Thence S 79° 41' 30" E 276.15' along said road\*;

Thence S 00° 00' 21" E 939.46' to the point of beginning;

Containing 10.807 acres more or less

\*=at (or to) a #5 rebar with plastic cap stamped L SMITH PLS 12751

The basis of bearing is the east line of the southeast quarter of Section 25, Township 5 North, Range 65 East of the Mount Diablo Meridian given in the General Land Office Survey as NORTH.

End of Description

EXHIBIT "A"



## DESCRIPTION

Parcel 2D, of that map recorded with the Lincoln County Recorder's office under Document # 0148394 filed in Plat Book D at Page 0159 and more particularly described as follows:

Beginning at the south west corner of said Parcel 2D on the south section line of Section 25, Township 5 North, Range 65 East, Mount Diablo Meridian from which the south quarter corner of said Section 25 bears N 89° 58' 10" W 842.79 feet\*;

Thence N 00° 01' 15" W 892.79' to the Lincoln County Road #4123\*;  
Thence N 80° 01' 58" W 407.75' along the said road\*;  
Thence S 00° 00' 44" E 963.58' to the south Section line of said Sec 25\*;  
Thence N 89° 58' 10" W 401.48' to the point of beginning;  
Containing 8.556 acres more or less  
\* = At (or to) a #5 rebar with plastic cap stamped L SMITH PLS 12751

The basis of bearings is the east line of the southeast quarter of Section 25, Township 5 North, Range 65 East of the Mount Diablo Meridian given in the General Land Office survey as NORTH.

End of Description

EXHIBIT "B"



DESCRIPTION

Parcel 3C of that map recorded with the Lincoln County Recorder's office under Document # 0148394 filed in Plat Book D at Page 0159, and more particularly described as follows:

Beginning at the southeast corner of Section 25, Township 5 North, Range 65 East of the Mount Diablo Meridian at a standard General Land Office brass cap;

Thence N 89°58'10" W 909.68' along the south line of said Section 25\*;

Thence N 00°00'21" W 939.46' to Lincoln County Road #4123\*;

Thence S 79°41'30" E 57.80' along said road\*;

Thence N 61°23'41" E 219.98' also along said road\*;

Thence S 00°00'21" E 374.99\*;

Thence S 89°58'09" E 659.75' to the east line of said Section 25\*;

Thence S 00°00'00" W 659.58' to the point of beginning;

Containing 15.562 acres more or less

\*= at (or to) a #5 rebar with plastic cap stamped L SMITH PLS 12751

The basis of bearing is the east line of the southeast quarter of Section 25, Township 5 North, Range 65 East of the Mount Diablo Meridian given in the General Land Office Survey as NORTH.

End of Description

EXHIBIT "C"

Recording requested By  
 FIRST AMERICAN TITLE

**Lincoln County - NV**  
**Leslie Boucher - Recorder**

Page 1 of 1 Fee: \$20.00  
 Recorded By: HB RPTT: \$152.10  
 Book- 299 Page- 0351

**STATE OF NEVADA  
 DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 005-251-34 005-251-21  
 b) 005-251-22  
 c) 005-251-34  
 d) 005-25-08 516

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**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: PROPERTY LINE ADJUSTMENT - \*

3. a) Total Value/Sales Price of Property: \$39,000.00  
 b) Deed in Lieu of Foreclosure Only (value of ( \$ \_\_\_\_\_ ))  
 c) Transfer Tax Value: \$39,000.00  
 d) Real Property Transfer Tax Due \$152.10

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_  
 b. Explain reason for exemption: \_\_\_\_\_

5. Partial Interest: Percentage being transferred: 100 %  
 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: *Richard J. Moser* Capacity: *Agent*  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Richard J. Moser and Allison  
 Print Name: Newlon Moser  
 Address: 400 Davenport  
 City: Las Vegas  
 State: NV Zip: 89107

Robert William Johnson  
 and Sharon Lucille  
 Johnson as Trustees of  
 The Robert W. and  
 Sharon L. Johnson Family  
 Print Name: Trust, u/a/d June 9, 2008  
 Address: 7560 W. Oleta Avenue  
 City: Las Vegas  
 State: NV Zip: 89113

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 First American Title Insurance  
 Print Name: Company File Number: 119-2478160 SW/SW  
 Address 7251 West Lake Mead Blvd, Suite 100  
 City: Las Vegas State: NV Zip: 89128