

**DOC # 0223585**

12/20/2012 02:09 PM

**Official Record**

Recording requested By  
EUREKA COUNTY

Eureka County - NV

Mike Rebaleati - Recorder

Fee: \$18.00

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RPTT:

Recorded By: FES

Book- 546 Page- 0053



A.P.N.'s 001-012-10 & 001-033-05

Mail Tax Statements to:  
Frank & Elmer, LLC  
P.O. Box 272  
Eureka, NV 89316

When Recorded, return to:  
Frank & Elmer, LLC  
P.O. Box 272  
Eureka, NV 89316

**BOUNDARY LINE ADJUSTMENT**

**QUITCLAIM DEED**

**COMES NOW, RICHARD P. BAKER, as Manager of FRANK & ELMER, LLC, as owner of Parcel 6 of that certain Quitclaim Deed, filed in the Official Records of the County of Eureka, State of Nevada on July 14, 2009 as Document No. 0213604, **FIRST PARTY**, and RICHARD P. BAKER, as Manager of FRANK & ELMER, LLC, as owner of Parcel 1 of that certain Quitclaim Deed, filed in the Official Records of the County of Eureka, State of Nevada on July 14, 2009 as Document No. 0213604, together with all that portion of abandoned right of way as described in that certain Quitclaim Deed, filed in the Official Records of the County of Eureka, State of Nevada on December 20, 2012 as Document No. 0223581, **SECOND PARTY**, , and enter into this indenture as of the 20 day of December, 2012 .**

**WITNESSETH**

**THAT THE PARTIES**, as owners of adjacent and abutting parcels of land, for good and valuable consideration, does by these presents desire to adjust the boundary lines between said parcels pursuant to NRS 278.461 4 (c), said parcels situate within a portion of the Southeast One-Quarter (SE 1/4) of the Northeast One-Quarter (NE 1/4) of Section Fourteen (14), Township Nineteen (19) North, Range Fifty-Three (53) East, Mount Diablo Meridian (M.D.M.), County of Eureka, State of Nevada, being Assessor's Parcel No.'s 001-012-10 & 001-033-05:

**NOW THEREFORE**, the **FIRST PARTY** does by these presents, quitclaim,

bargain, and convey to the **SECOND PARTY**, all lands necessary to effect this boundary line adjustment, so that the parcel of land owned by the **FIRST PARTY** shall be described as **ADJUSTED PARCEL 1**, the parcel of land owned by the **SECOND PARTY** shall be described as **ADJUSTED PARCEL 2**, in EXHIBIT "A", attached hereto and incorporated herein by reference.

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

**FIRST & SECOND PARTY:**



Richard P. Baker, Manager  
Frank & Elmer, LLC

12/20/2012

Date

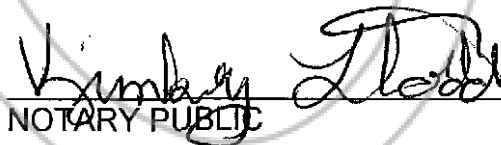
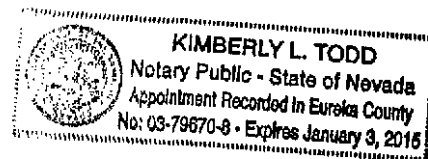
STATE OF NEVADA

S.S.

COUNTY OF Eureka

On this 20<sup>th</sup> day of December, 2012, before me, the undersigned, a Notary Public in and for said State, personally appeared Richard P. Baker, 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

**EXHIBIT "A"**

**ADJUSTED PARCEL 1**

All that real property situate within a portion of the Southeast One-Quarter (SE 1/4) of the Northeast One-Quarter (NE 1/4) of Section Fourteen (14), Township Nineteen (19) North, Range Fifty-Three (53) East, Mount Diablo Meridian (M.D.M.), County of Eureka, State of Nevada, being a portion of the Plat of the Townsite of Eureka Nevada as approved by the United States Department of the Interior, General Land Office on November 19, 1937 and recorded as Document Number 127447 in the Official Records of the County of Eureka, State of Nevada more particularly described as follows:

**BEGINNING** at the northeast corner of Block 77 as shown on said Plat of the Townsite of Eureka and that certain Record of Survey for Ruby Hill Mining Company, recorded as Document Number 170730 in the Official Records of the County of Eureka, State of Nevada;

**THENCE** westerly along the north line of said Block 77, South  $81^{\circ}02'59''$  West, 72.63 feet, to the easterly Right-of-Way of Nob Hill Avenue as shown on said Record of Survey for Ruby Hill Mining Company;

**THENCE** northerly along said Right-of-Way of Nob Hill Avenue, North  $05^{\circ}28'42''$  West, 465.93 feet;

**THENCE** continuing along said Right-of-Way of Nob Hill Avenue, North  $80^{\circ}35'19''$  East, 38.15 feet;

**THENCE** continuing along said Right-of-Way of Nob Hill Avenue, North  $14^{\circ}42'39''$  West, 158.58 feet;

**THENCE** leaving said Right-of-Way of Nob Hill Avenue along the northerly line of Block 114 of said Plat of the Townsite of Eureka, North  $77^{\circ}15'32''$  East, 222.31 feet, to an angle point;

**THENCE** along the westerly line of said Block 114, North  $15^{\circ}41'46''$  West, 241.49 feet, to an angle point;

**THENCE** along the northerly line of said Block 114, North  $77^{\circ}19'20''$  East, 50.18 feet, to a point on the westerly Right-of-Way of U.S. Highway 50 as shown on said Record of Survey for Ruby Hill Mining Company;

**THENCE** southerly along said Right-of-Way of U.S. Highway 50, South  $17^{\circ}58'57''$  East, 737.75 feet;

**THENCE** leaving said Right-of-Way of U.S. Highway 50, South  $77^{\circ}22'08''$  West, 315.83 feet;

**THENCE** South  $80^{\circ}10'00''$  West, 39.84 feet;

**THENCE** South 16°40'40" East, 132.65 feet, to the **POINT OF BEGINNING** and the end of this description.

Containing 4.34 acres, more or less.

## ADJUSTED PARCEL 2

All that real property situate within a portion of the Southeast One-Quarter (SE 1/4) of the Northeast One-Quarter (NE 1/4) of Section Fourteen (14), Township Nineteen (19) North, Range Fifty-Three (53) East, Mount Diablo Meridian (M.D.M.), County of Eureka, State of Nevada, being a portion of the Plat of the Townsite of Eureka Nevada as approved by the United States Department of the Interior, General Land Office on November 19, 1937 and recorded as Document Number 127447 in the Official Records of the County of Eureka, State of Nevada more particularly described as follows:

**BEGINNING** at the northwest corner of Lot 7, Block 39A, said point also being on the easterly Right-of-Way of Dibble Lane as shown on said Plat of the Townsite of Eureka Nevada;

**THENCE** westerly and perpendicular to said Right-of-Way of Dibble Lane, South 71°07'00" West, 20.00 feet, to a point on the westerly Right-of-Way of said Dibble Lane, also being on the easterly line of Block 39B of said Plat of the Townsite of Eureka Nevada;

**THENCE** northerly along said easterly line of Block 39B and the extension thereof, North 18°53'00" West, 187.04 feet;

**THENCE** North 77°22'08" East, 169.38 feet, to a point on westerly Right-of-Way of U.S. Highway 50 as shown on that certain Record of Survey for Ruby Hill Mining Company, recorded as Document Number 170730 in the Official Records of the County of Eureka, State of Nevada;

**THENCE** southerly along said Right-of-Way of U.S. Highway 50, South 17°58'57" East, 184.90 feet, to a point on the northerly line of said Lot 7, Block 39A;

**THENCE** westerly along said northerly line of Lot 7, South 77°30'00" West, 146.37 feet, to the northwest corner of said Lot 7, and the **POINT OF BEGINNING** and the end of this description

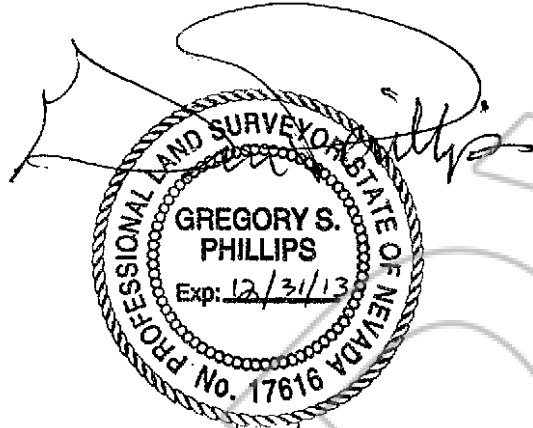
Containing 30,901 square feet, more or less.



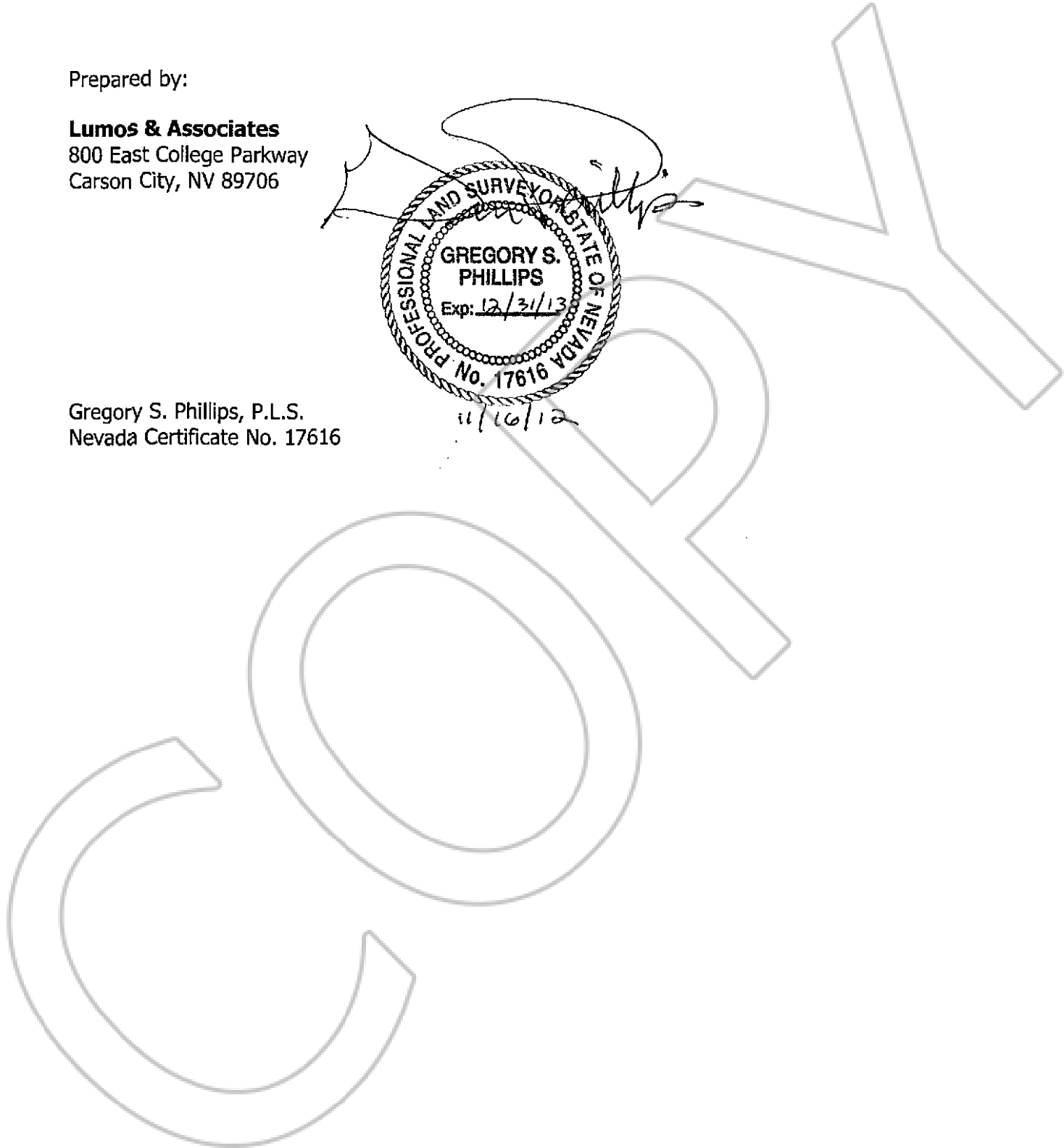
The Basis of Bearings for these descriptions is identical to that of the said Record of Survey for Ruby Hill Mining Company.

Prepared by:

**Lumos & Associates**  
800 East College Parkway  
Carson City, NV 89706



Gregory S. Phillips, P.L.S.  
Nevada Certificate No. 17616



# DECLARATION OF VALUE

## 1. Assessor Parcel Number (s)

- a) 001-012-10
- b) 001-033-05
- c) \_\_\_\_\_
- d) \_\_\_\_\_

## 2. Type of Property:

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" 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 type="checkbox"/> | Comm'/Ind'l     |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

## 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: 9
- b. Explain Reason for Exemption: Transfer from LLC to same LLC  
LLC is Frank & Elmer LLC

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 \_\_\_\_\_ Capacity County Engineer  
Signature \_\_\_\_\_ Capacity \_\_\_\_\_

## SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Frank & Elmer LLC  
Address: P.O. Box 272  
City: Eureka  
State: NV Zip: 89316

## BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Frank & Elmer L.L.C.  
Address: P.O. Box 272  
City: Eureka  
State: NV Zip: 89316

## COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

FOR RECC

Document  
Book:  
Date of Re  
Notes:

DOC # DV-223585

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