

THE UNDERSIGNED HEREBY AFFIRMS  
THAT THIS DOCUMENT SUBMITTED  
FOR RECORDING DOES NOT CONTAIN  
A SOCIAL SECURITY NUMBER.

EUREKA COUNTY, NV  
LAND-DED  
Rec:\$37.00  
Total:\$37.00  
FERNO LADD DUBRAY

**2024-251753**  
03/19/2024 10:07 AM  
Pgs=8

APN 007-200-66 & 007-200-67  
Por. S 1/2 SECTION 7, T21N, R53E, MDM

WHEN RECORDED MAIL TO & MAIL TAX  
STATEMENTS TO:

Ferno L. Dubray  
PO Box 636  
Eureka, NV 89316



### **BOUNDARY LINE ADJUSTMENT DEED**

The undersigned, **FERNO L. DUBRAY**, who acquired title as an **unmarried man**, hereinafter referred to as "First Party", **FERNO L. DUBRAY**, who **acquired title as an unmarried man**, hereinafter referred to as "Second Party", hereby certify and agree as follows:

(1) That the First Party is the owner of that certain real property situate in the County of Eureka, State of Nevada, (**PROPERTY 1**) being Assessor's Parcel No. 007-200-66, and more particularly described as follows:

#### **PROPERTY 1**

All that certain real property situate in the County of Eureka, State of Nevada, described as follows:

Parcel No. 4 as shown on that certain Map of Division into Large Parcels for William W. Riggs and Luhree G. Riggs filed in the office of the County Recorder of Eureka County, State of Nevada, on September 7, 2000, as File No. 175133, and being a portion of the South Half of Section 7, Township 21 North, Range 53 East, M.D.B.&M.

Reference is hereby made to Grant, Bargain, Sale Deed filed in the office of the Eureka County Recorder as Document Number 2019-238039, recorded on February 11, 2019.

(2) That the Second Party is the owner of that certain real property situate in the County of Eureka, State of Nevada, (**PROPERTY 2** being Assessor's Parcel No. 007-200-67, and more particularly described as follows:

## PROPERTY 2

Parcel No. 2 as shown on that certain Map of Division into Large Parcels for William W. Riggs and Luhree G. Riggs filed in the office of the County Recorder of Eureka County, State of Nevada, on September 7, 2000, as File No. 175133, and being a portion of the South Half of Section 7, Township 21 North, Range 53 East, M.D.B.&M.

Reference is hereby made to Grant, Bargain, Sale Deed filed in the office of the Eureka County Recorder as Document Number 2019-238039, recorded on February 11, 2019.

(3) That the parties hereto desire to effectuate a boundary line adjustment each giving to the other a portion of the above-described parcels; further; that said boundary line adjustment will not result in the creation of any new parcels.

(4) That the parties hereby relinquish the 66' PRIVATE ACCESS EASEMENT GRANTED BY that certain Map of Division into Large Parcels for William W. Riggs and Luhree G. Riggs filed in the office of the County Recorder of Eureka County, State of Nevada, on September 7, 2000, as File No. 175133, which benefitted Parcel Nos. 2, 3, & 4 of said map.

(4) That the parties hereby grant a new 66' PRIVATE ACCESS EASEMENT whose location is described in attached Exhibit "C", Said new 66' PRIVATE ACCESS EASEMENT is to benefit Parcel No. 3 of that certain Map of Division into Large Parcels for William W. Riggs and Luhree G. Riggs filed in the office of the County Recorder of Eureka County, State of Nevada, on September 7, 2000, as File No. 175133, and to benefit Parcel No. 2A as described in attached Exhibit "B". Said easement is relocatable upon mutual consent of the Owners of Siad Parcel No. 3 and Parcel No. 2A.

NOW, THEREFORE, the parties agree as follows:

A. After the boundary line adjustment, First Party's property (**PROPERTY 1**) shall be as described in Exhibit "A" attached hereto and incorporated herein by reference.

B. After the boundary line adjustment, Second Parties' property (**PROPERTY 2**) shall be as described in Exhibit "B" attached hereto and incorporated herein by reference.

C. That this boundary line adjustment is being made in accordance with N.R.S. 278.461, Subsection 4(c), "Lot Line Adjustment", and is not intended to create another parcel of land; further, that the boundaries are adjusted in accordance with the legal descriptions as set forth in Paragraphs A. and B. above.

FIRST PARTY:

~~FERNO LADD DUBRAY~~ *BLM*  
~~FERNO L. DUBRAY~~, who acquired title as an unmarried man

By: *[Signature]*  
~~FERNO L. DUBRAY~~  
FERNO LADD DUBRAY

SECOND PARTY:

~~FERNO LADD DUBRAY~~ *BLM*  
~~FERNO L. DUBRAY~~, who acquired title as an unmarried man

By: *[Signature]*  
~~FERNO L. DUBRAY~~  
FERNO LADD DUBRAY *BLM*

STATE OF NEVADA )  
EUREKA ) SS  
~~COUNTY OF WASHOE~~ )

This instrument was acknowledged before me on MARCH 19th, 2024,

By ~~Ferno L. Dubray.~~  
FERNO LADD DUBRAY *BLM*

NOTARY: *BMahoney*

EXHIBIT "A"  
LEGAL DESCRIPTION  
PARCEL No. 4A

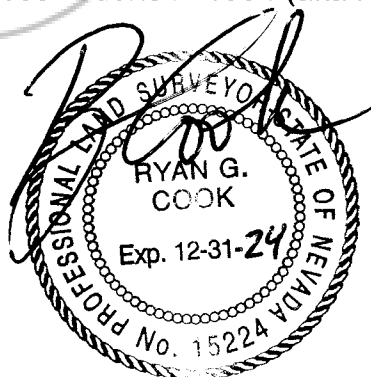
A parcel of land being a portion of Parcel No. 4 as shown on that certain Map of Division into Large Parcels for William W. Riggs and Luhree G. Riggs filed in the office of the County Recorder of Eureka County, State of Nevada, on September 7, 2000, as File No. 175133, located within the South Half of Section 7, Township 21 North, Range 53 East, MDM, being more particularly described as follows:

Beginning at the South Quarter corner of said Section 7 from which the Southeast corner of said Section 7 bears South  $89^{\circ}41'40''$  East a distance of 2640.67 feet;  
thence along the South boundary of said Parcel No. 4 North  $89^{\circ}42'14''$  West a distance of 862.52 feet to the intersection with the Easterly right-of-way line of State Route 278;  
thence departing said Easterly right-of-way and continuing along said South boundary North  $89^{\circ}42'14''$  West a distance of 192.06 feet;  
thence departing said South boundary North  $71^{\circ}12'30''$  East a distance of 181.50 feet to a point on said Easterly right-of-way line;  
thence departing said Easterly right-of-way line from a tangent which bears North  $72^{\circ}23'24''$  East, along a circular curve to the left with a radius of 1330.00 feet and a central angle of  $37^{\circ}52'35''$  an arc length of 879.22 feet;  
thence with a non-tangent line North  $89^{\circ}59'40''$  East a distance of 259.50 feet;  
thence South  $35^{\circ}55'54''$  East a distance of 472.86 feet;  
thence South  $00^{\circ}18'20''$  West a distance of 197.00 feet to a point on the South boundary of said Parcel No. 4;  
thence along said South boundary North  $89^{\circ}41'40''$  West a distance of 346.73 feet to the Point of Beginning.

Said parcel contains a gross area of approximately 10.14 acres.

Basis of Bearings: North American Datum of 1983 as based on Federal Base Network/Cooperative Base Network observations in 1994 (aka NAD83/94), Nevada State Plane East Zone.

Descriptions Prepared By:  
Ryan G. Cook, PLS 15224  
Summit Engineering Corporation  
5405 Mae Anne Ave.  
Reno, NV 89523  
775-747-8550



3-12-2024

EXHIBIT "B"  
LEGAL DESCRIPTION  
PARCEL No. 2A

A parcel of land being all of Parcel No. 2 and a portion of Parcel No. 4 as shown on that certain Map of Division into Large Parcels for William W. Riggs and Luhree G. Riggs filed in the office of the County Recorder of Eureka County, State of Nevada, on September 7, 2000, as File No. 175133, located within the South Half of Section 7, Township 21 North, Range 53 East, MDM, being more particularly described as follows:

Beginning at the Northeast corner of said Parcel No. 2 from which the East Quarter corner of said Section 7 bears South 89°46'51" East a distance of 2669.53 feet;  
thence along the Easterly boundary of said Parcel No. 2 South 00°10'06" East a distance of 1325.31 feet;  
thence along a tangent circular curve to the left with a radius of 1322.75 feet and a central angle of 01°35'02" an arc length of 36.56 feet to the Southeast corner of said Parcel No. 2;  
thence departing said Easterly boundary and along the Easterly boundary of said Parcel No. 4 along a tangent circular curve to the left with a radius of 1322.75 feet and a central angle of 87°56'32" an arc length of 2030.27 feet to the Southeast corner of said Parcel No. 4;  
thence departing said Easterly boundary and along the Southerly boundary of said Parcel No. 4 with a non-tangent line North 89°41'40" West a distance of 965.13 feet;  
thence departing said Southerly boundary North 00°18'20" East a distance of 197.00 feet;  
thence North 35°55'54" West a distance of 472.86 feet;  
thence South 89°59'40" West a distance of 259.50 feet;  
thence from a tangent which bears South 34°30'49" West, along a circular curve to the right with a radius of 1330.00 feet and a central angle of 37°52'35" an arc length of 879.22 feet to a point on the Easterly right-of-way of State Route 278;  
thence departing said Easterly right-of-way with a non-tangent line South 71°12'30" West a distance of 181.50 feet to a point on the South line of said Section 7;  
thence along said South line North 89°42'14" West a distance of 19.58 feet to the intersection with the centerline of said State Route 278;  
thence departing said South line and along said centerline North 18°47'30" West a distance of 2787.72 feet to the Northwesterly corner of said Parcel No. 2;  
thence along the Northerly boundary of said Parcel No. 2 South 89°46'51" East a distance of 211.54 feet to the intersection with said Easterly right-of-way;

thence departing said Easterly right-of-way and continuing along said Northerly boundary South  $89^{\circ}46'51''$  East a distance of 1752.88 feet to the Point of Beginning.

Said parcel contains a gross area of approximately 90.26 acres.

Basis of Bearings: North American Datum of 1983 as based on Federal Base Network/Cooperative Base Network observations in 1994 (aka NAD83/94), Nevada State Plane East Zone.

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3-12-2024

EXHIBIT "C"  
LEGAL DESCRIPTION  
new 66' PRIVATE ACCESS EASEMENT

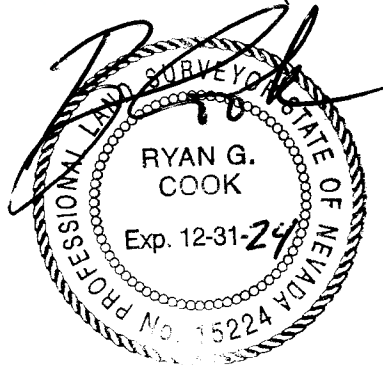
An easement located within portions of Parcel No. 2 and Parcel No. 4 as shown on that certain Map of Division into Large Parcels for William W. Riggs and Luhree G. Riggs filed in the office of the County Recorder of Eureka County, State of Nevada, on September 7, 2000, as File No. 175133, located within the South Half of Section 7, Township 21 North, Range 53 East, MDM, being more particularly described as follows:

Beginning at the Northeast corner of said Parcel No. 2 from which the East Quarter corner of said Section 7 bears South 89°46'51" East a distance of 2669.53 feet;  
thence along the Easterly boundary of said Parcel No 2 South 00°10'06" East a distance of 66.00 feet;  
thence departing said Easterly boundary North 89°46'51" West a distance of 1618.71 feet;  
thence along a tangent circular curve to the left with a radius of 30.00 feet and a central angle of 109°00'39" an arc length of 57.08 feet;  
thence South 18°47'30" East a distance of 805.59 feet;  
thence South 71°12'30" West a distance of 66.00 feet to a point on the Easterly right-of-way of State Route 278;  
thence along said Easterly right-of-way North 18°47'30" West a distance of 42.01 feet to an angle point on the Northerly boundary of said Parcel No. 4;  
thence departing said Northerly boundary and continuing along said Easterly right-of-way North 18°47'30" West a distance of 898.18 feet to a point on the Northerly boundary of said Parcel No. 2;  
thence departing said Easterly right-of-way and along said Northerly boundary South 89°46'51" East a distance of 1752.88 feet to the Point of Beginning.

Said easement contains an area of approximately 3.95 acres.

Basis of Bearings: North American Datum of 1983 as based on Federal Base Network/Cooperative Base Network observations in 1994 (aka NAD83/94), Nevada State Plane East Zone.

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3-12-2024

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 007-200-66
- b) 007-200-67
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

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

FOR RECORDERS OPTIONAL USE ONLY	
Notes:	_____
	_____

**3. Total Value/Sales Price of Property:**

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

Transfer Tax Value: \$ \_\_\_\_\_

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: \_\_\_\_\_  
OWNERS ARE THE SAME

**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 OWNER

Signature [Signature] Capacity OWNER

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: FERNO L. DUBRAY

Address: PO BOX 636

City: EUREKA

State: NV Zip: 89316

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: FERNO L. DUBRAY

Address: PO BOX 636

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)