

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**

IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2004 JAN -6 PM 12: 25

WERNER CHRISTEN  
RECORDER

\$16<sup>00</sup> PAID kg DEPUTY

A.P.N.: 1418-27-210-016  
File No: 123-2105407 (KB)

When Recorded, Mail To:  
James A. Dye  
P.O. Box 483  
Glenbrook, NV 89413

R.P.T.T.: \$-0- #6

## QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**James A. Dye and Virginia Dye, husband and wife as joint tenants**

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

**James A. Dye and Virginia Dye, Co-Trustees of the J & V Trust established January 14, 1997**

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Douglas**, State of **Nevada**, described as follows:

### PARCEL 1:

**LOTS 16 AND 17 OF SUBDIVISION NO. 1 CAVEROCK COVE, LTD., ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 26, 1936, AS DOCUMENT NO. 3331.**

### PARCEL 2:

**THOSE CERTAIN STRIPS OF LAND BETWEEN THE NORTHWESTERLY AND LINE OF EACH LOT, OR PORTION OF LOTS 16 AND 17 SET FORTH IN PARCEL 1 ABOVE, AND THE LOWER WATER LINE OF LAKE TAHOE, AND LYING BETWEEN THE SIDE LINES OF EACH OF SAID LOTS, OR PORTIONS OF LOTS, EXTENDED TO THE LOW WATER LINE OF LAKE TAHOE.**

**EXCEPT ANY PORTION OF SAID LANDS BELOW THE LOW WATER ELEVATION OF 6,223 FEET ABOVE SEA LEVEL.**

### PARCEL 3:

**ALSO THAT PORTION OF PITTMAN TERRACE AS DELINEATED ON THE MAP OF SAID CAVEROCK COVE, LTD., TRACT AND PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:**

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ALL THAT PORTION OF PITTMAN TERRACE RUNNING SOUTHWESTERLY FROM THE LINE CONNECTING THE SOUTHWEST CORNER OF LOT 25, WITH THE ANGLE FRONT OF ROAD LYING ON THE EAST LINE OF LOT 11, TO THE SOUTH BOUNDARY OF SAID SUBDIVISION, BEING A LENGTH OF ROAD APPROXIMATELY 279 FEET LONG AND 30 FEET WIDE.

EXCEPT THEREFROM THAT CERTAIN PARCEL CONVEYED TO THE TAHOE-DOUGLAS DISTRICT IN DEED RECORDED AUGUST 14, 1974, IN BOOK 874, PAGE 428, AS DOCUMENT NO. 74758 OF OFFICIAL RECORDS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WHOLLY WITHIN THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 18 EAST, M.D.B & M., BEING A PORTION OF LOTS 16, 17 AND PITTMAN TERRACE AS ABANDONED AS DELINEATED ON THE MAP OF CAVEROCK COVE, LTD. TRACT OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST PROPERTY CORNER OF SAID LOT 17; THENCE ALONG THE SOUTH LINE OF LOT 17, EAST 12.51 FEET; THENCE NORTH 39°20'59" EAST, 6.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 39°20'59" EAST, 11.76 FEET; THENCE NORTH 59°59'00" EAST, 43.67 FEET; THENCE NORTH 30°01'00" WEST 14.00 FEET; THENCE SOUTH 73°17'55" WEST, 39.05 FEET; THENCE SOUTH 59°59'00" WEST, 16.67 FEET; THENCE SOUTH 30°01'00" EAST, 27.14 FEET TO THE POINT OF BEGINNING.

**PARCEL 4:**

A NON EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES OVER, UNDER AND ACROSS ALL THAT PORTION OF PITTMAN TERRACE DESCRIBED IN PARCEL 3 LEGAL DESCRIPTION HEREINABOVE.

**NOTE:**

THE ABOVE METERS AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDER MAY 4, 1994 , IN BOOK 0594 ,PAGE 510 , AS INSTRUMENT NO. 336735.

  
James A. Dye

12-17-2003  
Date

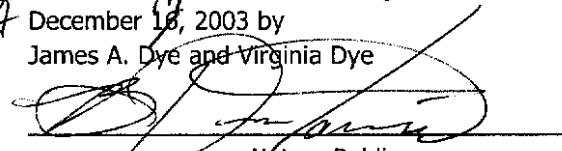
  
Virginia Dye


12-17-2003  
Date


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STATE OF **NEVADA** )  
 )  
 ) :SS.  
 )  
COUNTY OF **Washoe** )

*MA* This instrument was acknowledged before me on  
December 16, 2003 by  
James A. Dye and Virginia Dye  
  
\_\_\_\_\_  
Notary Public  
(My commission expires: 5-22-07 )

 **BEVERLY FOUNTAINE**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 03-82335-2 - Expires May 22, 2007

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*COPIES*

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