

OFFICIAL RECORD

Requested By:

1ST AMERICAN LENDERS

ADVANTAGE

Douglas County - NV

Werner Christen - Recorder

Page: 1 Of 4 Fee: 17.00

BK-1006 PG- 8389 RPTT: # 4



( for Recorder's use only )

APN # 1022-05-000-013

Recording Requested by:

Name First American Title

Address 1100 Superior Ave # 200

City/State/Zip Cleveland, OH 44114

Attn: Lewisville Team

Quit Claim Deed

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2.  
(Additional recording fee applies)

This cover page must be typed or printed.

A.P.N.: 1022-05-000-013  
File No: 4153581 (HMJ)

9556341  
When Recorded Return To:  
WILLIAM G. SEPULVEDA  
1155 Slate Dr  
Wellington, NV 89444

R.P.T.T.: \$

## QUITCLAIM DEED

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

**WILLIAM G. SEPULVEDA AND SHERI D. SAULQUE, BOTH UNMARRIED PERSON, AS JOINT TENANTS**

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

**WILLIAM G. SEPULVEDA, AN UNMARRIED MAN**

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:

**ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING WITHIN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 10 NORTH, RANGE S22 EAST, M. .D. M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 2, BLOCK R, AS SHOWN ON THE OFFICIAL MAP OF TOPAZ RANCH ESTATESZ UNIT NO. 4, SUBDIVISION, FILED FOR RECORD IN BOOK 81, AT PAGE 214, AS DOCUMENT NO. 50212, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. EXCEPTING THEREFROM ALL OF THAT PORTION OF SAID LOT 2 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH CORNER COMMON TO LOTS 2 AND 3 AS SHOWN OF AFORESAID MAP, WHICH POINT IS THE TRUE POINT OF BEGINNING, THENCE ALONG THE BOUNDARY LINE COMMON TO SAID LOTS 2 AND 3 NORTH 49 DEGREES 31 MINUTES 28 SECONDS EAST A DISTANCE OF 175.00 FEET; THENCE LEAVING SAID LINE SOUTH 13 DEGREES 53 MINUTES 07 SECONDS EAST A DISTANCE OF 48.75 FEET; THENCE SOUTH 23 DEGREES 01 MINUTES 03 SECONDS WEST A DISTANCE OF 28.92 FEET; THENCE SOUTH 60 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 114.98 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF AFORESAID LOT 2; THENCE ALONG SAID LIND NORTH 82 DEGREES 28 MINUTES 00 SECONDS WEST OF 38. 14 FEET TO THE TRUE POINT OF BEGINNING. THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE SOUTHEASTERLY PROPERTY LINE OF LOT 3, WHICH BEARS NORTH 49 DEGREES 31 MINUTES 28 SECONDS EAST AS SHOWN ON THE OFFICIAL MAP OF THE TOPAZ RANCH ESTATES UNIT NO. 4 SUBDIVISION, FILED FOR RECORD IN BOOK 81, AT PAGE 24, AS DOCUMENT NO 50212, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

PER NRS 111.32, THIS LEGAL PREVIOUSLY REC.  
DEED BOOK 802 / PAGE 1499.



The purpose of this Quitclaim document is to relinquish any possible community interest that grantor may have or may acquire in the future.

William G. Sepulveda 6-12-06  
WILLIAM G. SEPULVEDA Date

Sheri D. Saulque 6-12-06  
SHERI D. SAULQUE Date

STATE OF NEVADA )  
 )  
 ) :SS.  
 )  
COUNTY OF DOUGLAS )

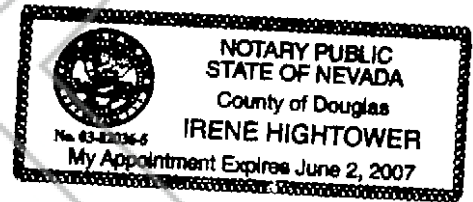
This Instrument was acknowledged before me on  
6/12/06 by

WILLIAM G. SEPULVEDA AND SHERI D. SAULQUE

Irene Hightower  
Notary Public

(My commission expires: June 2, 2007)

Irene Hightower



Escrow Officer: **HMJ**  
Re: **1155 Slate Dr, Wellington, NV 89444**

File No.: 4153581 (HMJ)

### AUTHORIZATION FOR QUITCLAIM

The undersigned hereby authorizes and directs Escrow Holder to prepare a Quitclaim Deed from the undersigned in favor of **WILLIAM G. SEPULVEDA** conveying the following described property:

**ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE LYING AND BEING WITHIN THE SOUTHEAST 1/4 OF SECTION 5, TOWNSHIP 10 NORTH, RANGE S22 EAST, M. .D. M., DOUGLAS COUNTY, NEVADA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 2, BLOCK R, AS SHOWN ON THE OFFICIAL MAP OF TOPAZ RANCH ESTATESZ UNIT NO. 4, SUBDIVISION, FILED FOR RECORD IN BOOK 81, AT PAGE 214, AS DOCUMENT NO. 50212, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA. EXCEPTING THEREFROM ALL OF THAT PORTION OF SAID LOT 2 DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH CORNER COMMON TO LOTS 2 AND 3 AS SHOWN OF AFORESAID MAP, WHICH POINT IS THE TRUE POINT OF BEGINNING, THENCE ALONG THE BOUNDARY LINE COMMON TO SAID LOTS 2 AND 3 NORTH 49 DEGREES 31 MINUTES 28 SECONDS EAST A DISTANCE OF 175.00 FEET; THENCE LEAVING SAID LINE SOUTH 13 DEGREES 53 MINUTES 07 SECONDS EAST A DISTANCE OF 48.75 FEET; THENCE SOUTH 23 DEGREES 01 MINUTES 03 SECONDS WEST A DISTANCE OF 28.92 FEET; THENCE SOUTH 60 DEGREES 07 MINUTES 06 SECONDS WEST A DISTANCE OF 114.98 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF AFORESAID LOT 2; THENCE ALONG SAID LINE NORTH 82 DEGREES 28 MINUTES 00 SECONDS WEST OF 38.14 FEET TO THE TRUE POINT OF BEGINNING. THE BASIS OF BEARING FOR THIS DESCRIPTION IS THE SOUTHEASTERLY PROPERTY LINE OF LOT 3, WHICH BEARS NORTH 49 DEGREES 31 MINUTES 28 SECONDS EAST AS SHOWN ON THE OFFICIAL MAP OF THE TOPAZ RANCH ESTATES UNIT NO. 4 SUBDIVISION, FILED FOR RECORD IN BOOK 81, AT PAGE 24, AS DOCUMENT NO 50212, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.**

Escrow Holder is hereby instructed and authorized to record said Quitclaim Deed concurrently with other documents called for in the above numbered escrow without further authorization and/or approval, and without collection of any funds for the account of the undersigned.

Date: 6-12-06

  
WILLIAM G. SEPULVEDA

