

DOC # 768466  
08/11/2010 12:58PM Deputy: SG  
OFFICIAL RECORD  
Requested By:  
TITLE COURT SERVICES  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: 41.00  
BK-810 PG-2502 RPTT: EX#007



I hereby affirm that this document submitted for recording does not contain a social security number.

Terri Shapiro  
Signature

Printed name & title- Terri Shapiro, Agent for Mortgage Capital Associates

APN# 1319-19-113-007

Recording Requested By: Service Link

Name: ServiceLink

Address: 4000 INDUSTRIAL BLVD.

City/State/Zip: ALIQUIPPA PA, 15001

Document Title: QUITCLAIM DEED

If legal description is a metes & bounds description furnish the following information:

Legal Description obtained from (type of document), Book 304	Deed		
04/05/2004	Page 10583	Document #	recorded
County Recorder office.	(date) in the		

If Surveyor, please provide name and address.

This page added to provide additional information required by NRS 111.312 Sections 1-4. (Additional recording fee applies)

This cover page must be typed.

NV Affirmation cover Sheet - 2/06

VMP © -368C(NV) (0602)



RECORDING REQUESTED BY

Ralph John Tognetti, Jr.

AND WHEN RECORDED MAIL TO:

Patricia Sue Tognetti

309-Terrie Diane Court - *Post* Box 6947

Stateline, NV 89449 - *post* 6947

Space Above This Line for Recorder's Use Only

A.P.N.: 1319-19-113-007

Order No.: 2328609-1

Escrow No.: 5042452-KT

**QUITCLAIM DEED**

THE UNDERSIGNED GRANTOR(s) DECLARE(s) DOCUMENTARY TRANSFER TAX \$NONE

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- unincorporated area;  City of Stateline, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
Ralph John Tognetti, Jr. and Patricia Sue Tognetti, Trustees of the Tognetti Family Trust, dated August 30, 2001

hereby remise, release and forever quitclaim to  
Ralph John Tognetti, Jr. and Patricia Sue Tognetti, Husband and Wife as Joint Tenants

the following described property in the City of Stateline, County of Douglas State of Nevada:

See Exhibit "A" attached hereto and made a part hereof.

Commonly known as: 309 Terrie Diane Court, Stateline, NV 89449

"This conveyance transfers the grantor's interest out of his or her revocable living trust, NRS 375.090(7)".

*Ralph J. Tognetti, Jr.*  
Ralph John Tognetti, Jr., Trustee

*Patricia Sue Tognetti*  
Patricia Sue Tognetti, Trustee

Document Date: August 1, 2010

STATE OF NEVADA )  
COUNTY OF Douglas ) SS

On 8-4-10, before me, TRISH WITHERSPOON, a notary public in and for said state, personally appeared Ralph John Tognetti, Jr., who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument, the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

*TRISH WITHERSPOON*

I certify under PENALTY OF PERJURY under the laws of the State of Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: *Trish Witherspoon*  
TRISH WITHERSPOON



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below



## Exhibit "A" Legal Description

All that certain parcel of land situated in County of DOUGLAS, State of NEVADA, being known and designated as follows:

**PARCEL 1:**

ALL THAT PORTION OF LOT 7 ASPEN VALLEY NO. 2, FILED FOR RECORDED ON NOVEMBER 15, 1966, DOCUMENT NO. 34571.

EXCEPTING THEREFROM BEGINNING AT THE CORNER COMMON TO LOTS 7 AND 8 ON THE SOUTHERLY LINE OF TERRIE DIANE COURT; THENCE SOUTH  $34^{\circ}38'14''$  WEST 77.42 FEET; THENCE NORTH  $27^{\circ}10'30''$  EAST 79.28 FEET; THENCE ALONG A CURVE CONCAVE TO THE NORTHEAST WITH A RADIUS OF 45 FEET, A CENTRAL ANGLE OF  $13^{\circ}13'38''$ , AN ARC LENGTH OF 10.39 FEET, THE CHORD OF SAID CURVE BEARS SOUTH  $48^{\circ}44'17''$  EAST 10.37 FEET TO THE TRUE POINT OF BEGINNING.

**PARCEL 2:**

ALL THAT PORTION OF LOT 8 OF ASPEN VALLEY NO. 2, FILED FOR RECORD ON NOVEMBER 15, 1966, DOCUMENT NO. 34571, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH  $34^{\circ}38'14''$  EAST 98.56 FEET; THENCE SOUTH  $29^{\circ}41'36''$  WEST 93.35 FEET; THENCE WEST 9.78 FEET TO THE TRUE POINT OF BEGINNING.

REFERENCE IS MADE TO RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR STEVEN CAMPBELL, FILED FOR RECORD JUNE 21, 1991 IN BOOK 690 PAGE 2829 AS DOCUMENT NO. 228534 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED MAY 24, 2002 IN BOOK 502 PAGE 8005 AS INSTRUMENT NO. 543082 OF OFFICIAL RECORDS.

Being the same property as conveyed from RALPH J. TOGNETTI AND PATRICIA SUE TOGNETTI, HUSBAND AND WIFE to RALPH JOHN TOGNETTI, JR. AND PATRICIA SUE TOGNETTI, TRUSTEES OF THE TOGNETTI FAMILY TRUST, DATED AUGUST 30, 2001 as described in Grant, BARGAIN AND SALE Deed, Dated 03/11/2004, Recorded 04/05/2004, in Official Records BOOK 304 PAGE 10583.

Tax ID: 1319-19-113-007