DOC # 0780202
03/18/2011 12:35 PM Deputy: PK
OFFICIAL RECORD
Requested By:
DC/TREASURER

Douglas County - NV Karen Ellison - Recorder

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Fee:

0.00

BK-0311

11 PG- 3924 RPTT:

PARCEL NO: 1320-30-411-005 NEW PARCEL NO:

R.P.T.T. \$#3

QUITCLAIM DEED

THIS INDENTURE, made this 17th day of March, 2011 . by and between TED THRAN, Treasurer of the County of Douglas, State of Nevada, party of the first part and those property owners listed in <u>EXHIBIT A</u>, attached hereto and incorporated into this document by reference, parties of the second part.

WITNESSETH

WHEREAS, the properties described in <u>EXHIBIT A</u> were transferred pursuant to the Nevada Revised Statutes Section 361.585 from the Treasurer and Ex-Officio Tax Receiver of the County of Douglas, State of Nevada, to the party of the first part, and;

WHEREAS, said properties have been redeemed prior to publication of notice of sale by payment to the County Treasurer of an amount equal to the taxes accrued, together with any costs, penalties and interest legally chargeable against such property, and;

WHEREAS, the parties of the second part are now entitled to have such property reconveyed pursuant to the Nevada Revised Statutes Section 361.585;

NOW, THEREFORE, the said party of the first party, pursuant to Nevada Revised Statutes and in consideration of the taxes, costs, penalties and interest paid by the party of the second part, the same being in legal effect made, does by these presents, reverse, release, quitclaim and convey unto the parties of the second part and to their successors, all right, title and interest to the properties described in <u>EXHIBIT A</u>, situate in the Count of Douglas, State of Nevada.

EXHIBIT "A"

NAME / ADDRESS & MAILING OF TAX STATEMENT TO:

> **Cottages LLC** 985 Damonte Ranch Pkwy #300 Reno, NV. 89521

PARCEL NUMBER: 1320-30-411-005

DESCRIPTION OF PROPERTY:

THE REAL PROPERTY IN THE COUNTY OF DOUGALS, STATE OF NEVADA, DESCRIBED AS:

See Exhibit A

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EXHIBIT A

LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL I:

A parcel of land located within a portion of the Southwest 1/4 of Section 30 and the Northwest 1/4 of Section 31, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Northeast corner of Parcel 4 as shown on the Final Map for Westwood Village No. 4, Phase A, recorded September 29, 1992 in the office of The County Recorder, Douglas County, Nevada in Book 992, at Page 5212, as Document No. 289477, the Point of Beginning; thence along the boundary of said Parcel 4 South 00°49'00" West, 391.00 feet; thence South 89°11'00" East, 359.56 feet to a 3/8 rebar (no tag) per said Final Map; thence South 00°47'38" West, 514.08 feet to a 2" iron pipe, R.L.S. 2280; thence North 58°01'34" West, 420.41 feet; thence North 00°49'00" East, 246.49 feet; thence North 89°11'00" West, 36.00 feet; thence North 00°49'00" East, 441.00 feet to a point on the Southerly right-of-way of Mahogany Drive; thence along said Southerly right-of-way South 89°11'00" East, 36.00 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey recorded on October 25, 1996, in Book 1096, Page 4725, as Document No. 399673.

Assessors Parcel No. 1320-30-411-005

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED DECEMBER 30, 1999, BOOK 1299, PAGE 5796, AS FILE NO. 0483643, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL II:

A strip of land for private access purposes, including without limitation, vehicular and pedestrian ingress, egress, and maintenance, located within a portion of Section 30, Township 13 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Continued on next page

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Order No. 040501171

Commencing at the northeast corner of Parcel 2C sa shown on the Parcel Map #97-056 for Patrick A. Fagen and A.A. and Emaleen Fagen recorded March 25, 1998 in the office of Recorder, Douglas County, Nevada as Document No. 435764, the POINT OF BEGINNING;

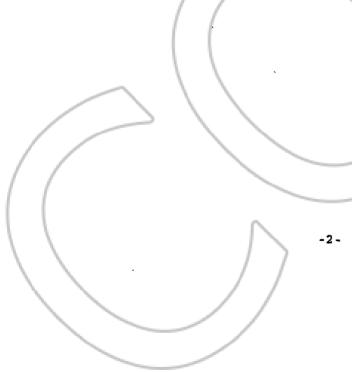
thence along the easterly line of said Parcel 2C, South 00°49'00" West, 60.57 feet;

thence North 89°11'00" West, 50.00 feet; thence North 47°45'21" West, 22.02 feet;

thence North 00°49'00" East, 46.00 feet to a point on the

southerly right-of-way of Mahogany Drive;

thence along said southerly right-of-way of Mahogany Drive, South 89°11'00" East, 66.51 feet to the POINT OF BEGINNING.





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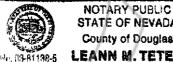
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the reversion, remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and executed this interest the day and year above written.

Treasurer - Douglas County, Nevada

TED THRAN

On this 17th day of March, 2011, personally appeared before me, a notary public, in and for the County and State aforesaid, Terry Lundergreen, Chief Deputy Treasurer signing on behalf of TED THRAN, known to me be the person described in and who executed the foregoing instrument, and who duly acknowledge to me that he executed the same freely and voluntarily and for the uses and purposes herein mentioned.



STATE OF NEVADA County of Douglas LEANN M. TETER My Appointment Expires April 15, 2011