

APN 1219 D3 002 107

APN _____

APN _____

DOC # **780725**
03/29/2011 03:06PM Deputy: SG
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE MIN
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 9 Fee: 22.00
BK-311 PG-6013 RPTT: EX#003



FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT: quitclaim deed

This document is being rerecorded to correct
order previous DOCT# 780551

WHEN RECORDED MAIL TO:

John Moss

1237 Sierra Vista Dr

gardnerville NV 89460



BK-311
PG-6014

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DOC # 780551
03/25/2011 12:52PM Deputy: SD
OFFICIAL RECORD
Requested By:
FIRST AMERICAN TITLE MIN
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 4 Fee: 17.00
BK-311 PG-5388 RPTT: EX#005



A.P.N.: 1219-03-002-107
File No: 143-2405916 (Rt)

When Recorded Return To: Mail Tax Statements To:
John M. Moss
1237 Sierra Vista Dr.
Gardnerville, NV 89460

R.P.T.T.: \$ 0

QUITCLAIM DEED

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

Penny L. Moss, spouse

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

John M. Moss, a married man as his sole and separate property

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 CERTAIN REAL PROPERTY SITUATE WITHIN A PORTION OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, AS SHOWN ON THAT CERTAIN PARCEL MAP NO. 2 FOR ROBERT AND VAL EASTERWOOD, RECORDED AUGUST 20, 1987, IN BOOK 887, AT PAGE 2276, AS DOCUMENT NO. 160514 AND SUBSEQUENTLY ON THAT CERTAIN AMENDED PLAT OF SAID PARCEL MAP NO. 2, RECORDED OCTOBER 31, 2005, IN BOOK 1005, AT PAGE 14409, AS DOCUMENT NO. 659336, AND AMENDED BY THAT CERTAIN CERTIFICATE OF AMENDMENT RECORDED DECEMBER 14, 2005 IN BOOK 1205, PAGE 6246 AS INSTRUMENT NO. 663332, BOTH SAID DOCUMENTS ON FILE IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

BEGINNING AT THE NORTHWEST CORNER OF PARCEL A OF SAID PARCEL MAPS, DOCUMENT NO.'S 160514 AND 659336, SAID CORNER BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD, AS SHOWN ON SAID PARCEL MAP DOCUMENTS AND MARKED BY A 5/8" REBAR WITH PLASTIC CAP, PLS 3090, SAID POINT BEARS SOUTH 68°43'43" EAST, 1205.48 FEET (SOUTH 68°43'37" EAST, 1,205.20 FEET, RECORD) FROM THE WEST 1/4 CORNER OF SAID SECTION 3, MARKED BY A GLO BRASS CAP;



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THENCE LEAVING SAID EASTERLY LINE, NORTH 86°05'00" EAST, 197.48 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 3090, MARKING THE NORTHEAST CORNER OF SAID PARCEL A AND ALSO BEING A POINT ON THE WESTERLY LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE WRIGHT FAMILY 1996 TRUST PER DEED , DOCUMENT NO. 382577;

THENCE ALONG SAID LINE, SOUTH 02°59'12" WEST, 134.26 FEET TO A 5/8" REBAR WITH UNREADABLE CAP MARKING AN ANGLE POINT OF SAID PARCEL A AND ALSO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND CONVEYED TO THE WRIGHT FAMILY 1996 TRUST PER SAID DEED, DOCUMENT NO. 382577;

THENCE SOUTH 72°08'11" EAST, 35.69 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 1586, MARKING AN ANGLE POINT ON THE EASTERLY LINE OF SAID PARCEL A;

THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 18°58'56" EAST, 216.76 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 1586, MARKING THE MOST SOUTHERLY CORNER OF SAID PARCEL A, SAID CORNER ALSO BEING THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST ON THE NORTHERLY RIGHT-OF-WAY LINE OF APPLECREEK LANE, AS SHOWN ON SAID PARCEL MAPS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 110.04 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 70.16 FEET AND A CENTRAL ANGLE OF 89°52'00";

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, SOUTH 71°01'04" WEST, 79.04 FEET;

THENCE ALONG THE RETURN OF SAID NORTHERLY RIGHT-OF-WAY LINE, 31.42 FEET ALONG SAID CURVE, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 90°00'00" TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF FOOTHILL ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 18°58'56" WEST, 323.85 FEET TO THE POINT OF BEGINNING.

THE BASIS OF BEARING OF THIS DESCRIPTION IS THE BEARING NORTH 89°47'21" EAST AS MEASURED BETWEEN THE GLO BRASS CAP MARKING THE WEST 1/4 CORNER OF SAID SECTION 3 AND A 3/8" PIN WITH WIRED TAG, RLS 4324 AND AS SHOWN ON THAT CERTAIN RECORD OF SURVEY, DOCUMENT NO. 274244, OFFICIAL RECORDS OF DOUGLAS COUNTY , NEVADA.

NOTE : THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 01, 2006 , IN BOOK 1206, PAGE 31, AS INSTRUMENT NO. 689795.

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



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PG-6016

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PG-5390

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Penny L. Moss

Penny L. Moss

Date

3-23-11

Date

COPY



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PG-6017



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BK-311
PG-5391

A.P.N.: 1219-03-002-107

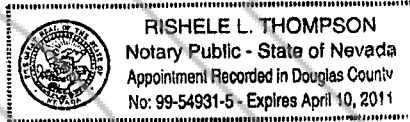
Quitclaim Deed - continued

File No: 143-2405916 (Rt)

STATE OF **NEVADA**)
)
:ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on

3/23/11 by
Becky L. Moss
Rishele L. Thompson
Notary Public
(My commission expires: 4/10/11)

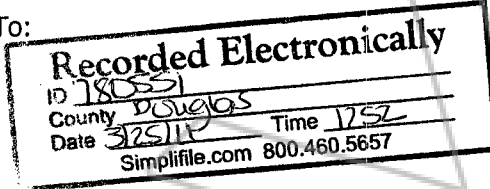




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John M. Moss
1237 Sierra Vista Dr.
Gardnerville, NV 89460



R.P.T.T.: \$ \emptyset

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THENCE CONTINUING ALONG SAID EASTERLY LINE, SOUTH 18°58'56" EAST, 216.76 FEET TO A 5/8" REBAR WITH PLASTIC CAP, PLS 1586, MARKING THE MOST SOUTHERLY CORNER OF SAID PARCEL A, SAID CORNER ALSO BEING THE BEGINNING OF A NONTANGENT CURVE CONCAVE TO THE SOUTHWEST ON THE NORTHERLY RIGHT-OF-WAY LINE OF APPLECREEK LANE, AS SHOWN ON SAID PARCEL MAPS;

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Penny L. Moss

Penny L. Moss

Date

3-23-11

Date

COPY



A.P.N.: 1219-03-002-107

Quitclaim Deed - continued

File No: 143-2405916 (Rt)

STATE OF **NEVADA**)
)
) :ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on

3/23/11 by
Randy L. Moss
Rishelle L. Thompson

Notary Public
(My commission expires: 4/10/11)

 **RISHELE L. THOMPSON**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 99-54931-5 - Expires April 10, 2011