

Requested By:  
Performance Title, Inc  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 5 Fee: \$43.00  
BK-1212 PG-639 RPTT: EX#007



APN# 1319-18-310-017  
11-digit Assessor's Parcel Number may be obtained at:  
<http://redrock.co.clark.nv.us/assrealprop/ownr.aspx>

**QUIT CLAIM DEED**

**Type of Document**

(Example: Declaration of Homestead, Quit Claim Deed, etc.)

**Recording Requested By:**

PERFORMANCE TITLE, INC.

**Return Documents To:**

Name PERFORMANCE TITLE, INC.

Address 125 COURT STREET

City/State/Zip BAY ST. LOUIS, MS 39520

This page added to provide additional information required by NRS 111.312 Section 1-2

(An additional recording fee of \$1.00 will apply)

This cover page must be typed or printed clearly in black ink only.



ASSESSOR'S PARCEL NO. 1319-18-310-017

**WHEN RECORDED MAIL TO:**

WALTER BENJAMIN BRUBAKER  
TERESA MANRIQUEZ BRUBAKER  
316 NORTH BENJAMIN DRIVE  
STATELINE, NV 89449

**MAIL TAX NOTICES TO:**

WALTER BENJAMIN BRUBAKER  
TERESA MANRIQUEZ BRUBAKER  
316 NORTH BENJAMIN DRIVE  
STATELINE, NV 89449

**QUITCLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, WALTER BENJAMIN BRUBAKER AND TERESA MANRIQUEZ BRUBAKER, Trustees, under the MICHAEL AMBROSE LIVING TRUST dated May 16, 2003 (herein, "Grantor"), whose address is 316 North Benjamin Drive, Stateline, NV 89449, hereby QUITCLAIMS to WALTER BENJAMIN BRUBAKER and TERESA MANRIQUEZ BRUBAKER, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 316 North Benjamin Drive, Stateline, NV 89449, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 316 North Benjamin Drive, Stateline, NV 89449

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated this 21 day of November, 2012



GRANTOR:

MICHAEL AMBROSE LIVING TRUST  
dated May 16, 2003

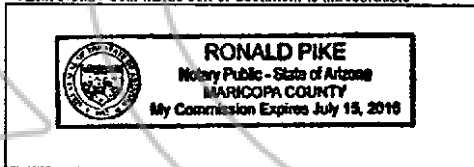
*Walter Benjamin Brubaker* TRUSTEE  
WALTER BENJAMIN BRUBAKER,  
Trustee

*Teresa Manriquez Brubaker* TRUSTEE  
TERESA MANRIQUEZ BRUBAKER,  
Trustee

STATE OF Arizona  
COUNTY OF Maricopa

This instrument was acknowledged before me on 11-21-2012, by WALTER BENJAMIN BRUBAKER, Trustee, under the MICHAEL AMBROSE LIVING TRUST dated May 16, 2003.

Affix Notary Seal inside box or document is unrecordable

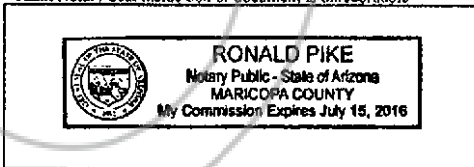


*[Signature]*  
NOTARY PUBLIC

STATE OF Arizona  
COUNTY OF Maricopa

This instrument was acknowledged before me on 11-21-2012, by TERESA MANRIQUEZ BRUBAKER, Trustee, under the MICHAEL AMBROSE LIVING TRUST dated May 16, 2003.

Affix Notary Seal inside box or document is unrecordable



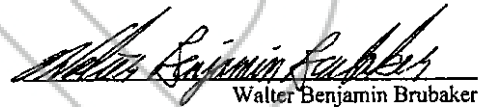
*[Signature]*  
NOTARY PUBLIC



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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

  
Walter Benjamin Brubaker  
Title: Grantee

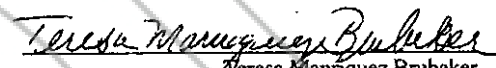
  
Teresa Manriquez Brubaker  
Title: Grantee



EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF Nevada, AND IS DESCRIBED AS FOLLOWS:

LOT 30, AS SHOWN ON THE MAP OF KINGSBURY VILLAGE UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON DECEMBER 27, 1961 IN BOOK 9, PAGE 792, AS DOCUMENT NO. 19281, AND AS AMENDED ON JULY 10, 1963 IN BOOK 18, PAGE 352, AS DOCUMENT 22952.

Parcel ID: 1319-18-310-017

Per NRS 111.312, this legal description was previously recorded in Book 204, Page 4854, on February 12, 2004, in the office of the Recorder of Douglas County, Nevada.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.*