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OFFICIAL RECORDS

Requested By
JOYCE DELGADILLO

APN: 1220-12-310-059

DOUGLAS COUNTY RECORDERS
Karen Eliison - Recorder

Page: 1 of 3 Fee: \$ 16.00
BK: 1212 Pg: 5233 RPTT # 7



Deputy: pk

✓ Recording requested by
Name: JOYCE DELGADILLO LIVING TRUST, JOYCE DELGADILLO, Trustee
Address: 1811 HELMAN AVE.
City/State/ Zip; GARDNERVILLE, NV 89410

Return/Tax Statement to:
Name: HOMEWARD RESIDENTIAL
Address: P.O. BOX 660029
City/State/ Zip; DALLAS, TX 75266-0029

QUITCLAIM DEED

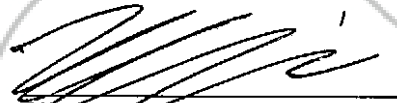
Please complete Affirmation Statement Below:

XX the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons. (Per NRS 239B.030)

-OR-

____ I the undersigned hereby affirm that the attached document, including any exhibits submitted for recording does contain the personal information of a person or persons as required by law:

(State specific law)



Signature

Attorney
Title

Karlon J. Kidder
Print Name

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That JOYCE DELGADILLO, as a Trustee of the THE JOYCE DELGADILLO LIVING TRUST, UTD November 7, 2012, whose address of record is 1811 HELMAN AVE. GARDNERVILLE, NV 89410 (as "GRANTOR"), for and in consideration of the satisfaction of, and release of Grantor from further liability on the Loan referenced herein and other good and valuable considerations received by Grantors, the Grantors do hereby remise, release and quitclaim unto:

HOMEWARD RESIDENTIAL, a residential mortgage servicing company, with the mailing address of P.O. Box 660029 Dallas, TX 75266-0029, as Successor Trustee, for MERS (Mortgage Electronic Registration Systems, Inc.) with address of P. O. Box 2026 Flint MI 48501, as Nominee for Lender, America's Home Mortgage Servicing, INC., with the address of American Home Mortgage Servicing, Inc. as to Loan #0022782205 (and currently serviced by Homeward Residential under that loan number) as recorded on February 6, 2007 under Document No. 0394396 in the Official Records in the Office of the Recorder of Douglas County, Nevada, as to an original loan balance in the amount of \$580,000.00 with the address of P.O. Box 631730 Irving, TX 75063-1730 and its Successors and Assigns, as their respective interests shall appear (as "Grantee(s)"), all right, title and interest of Grantor, in any, in and to the following real estate located in Douglas County, State of Nevada:

Lot 63, as shown on the map of PINENUT SUBDIVISION, UNIT NO. 1, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on June 11, 1963, in Book 1 of Maps, as File No., 22783, as Document No. 2991204 of the official records of Douglas County, Nevada.

EXEMPTION: NRS 375.090(7): This conveyance is a transfer FROM a Living Trust.


RESERVING unto Grantor the right to occupy premises until February 1, 2013 in order to permit the orderly evacuation of the premises and all other rights existing at law or in equity;

SUBJECT TO all liens and encumbrances of record, all real estate taxes and assessments for the current year and subsequent years, and all valid easements, rights of way, covenants, conditions, reservations and restrictions of record, if any and applicable zoning, land use and other laws and regulations;

TO HAVE AND TO HOLD the same, together with all the buildings, improvements and appurtenances belonging thereto, if any to the grantee and the grantee's heirs, successors and assigns forever.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that Grantor makes no representation, covenants or warranties of any kind whatsoever. By this instrument, the parties intend that Grantor releases to the Grantees whatever interest Grantor may have in the above property on the date hereof, if any.


In Witness Whereof, this Quitclaim Deed is executed effective this 21 day of NOV, 2012.

Grantor: 
JOYCE DELGADILLO

State of Nevada)
) ss.
County of Washoe)

This is to Certify that on this ___ day of November 2012, before me, the undersigned Notary Public for the State of Nevada, personally appeared JOYCE DELGADILLO, known to me to be the person subscribed to the within and foregoing instrument, and she acknowledged to me that she executed the same.

[Handwritten Signature]
NOTARY PUBLIC

 **KARLON KIDDER**
NOTARY PUBLIC
STATE OF NEVADA
APPT. No. 10-3564-2
MY APPT. EXPIRES NOV. 27, 2014

