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APNs: ~~1219-26-001-002~~ 1219-26-001-002

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OFFICIAL RECORDS

Requested By  
RUSSELL SCOSSA

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 3 Fee: \$ 16.00  
Bk: 1212 Pg: 7948 RPTT # 7



Deputy: ke

**AFTER RECORDING RETURN TO:**  
✓ AVANSINO, MELARKEY, KNOBEL  
MULLIGAN & MCKENZIE  
4795 Caughlin Pkwy. Suite 100  
Reno, Nevada 89519

**GRANTEES' ADDRESS IS &  
MAIL TAX STATEMENTS TO:**  
Nicole Scossa  
580 Foothill Road  
Gardnerville, Nevada 89410

I the undersigned hereby affirm that this document submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030).

**QUITCLAIM DEED**

THIS DEED is entered into December 21, 2012, between, RUSSELL E. SCOSSA, as Trustee of the RUSSELL E. SCOSSA TRUST, dated September 26, 1997, as amended, Grantor, and NICOLE P. SCOSSA, Grantee.

Grantor, without consideration, quitclaims and conveys to the Grantee, as her sole and separate property, all of Grantor's right, title and interest in and to all that certain real property situate in the County of Douglas, State of Nevada, and more particularly described as follows:

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

TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging or appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; together with all water rights, appurtenant thereto or used in connection therewith.

BEING the same premises conveyed by that certain Deed recorded with the Douglas County Recorder on December 23, 1998 as Document Number 0457191, from where this legal description was obtained.

TO HAVE AND TO HOLD with all the appurtenances, unto the Grantee, and to its successors.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

Russell E. Scossa  
RUSSEL E. SCOSSA, as Trustee of the  
RUSSEL E. SCOSSA TRUST, dated  
September 26, 1997, as amended

STATE OF NEVADA )  
                  *Douglas* )ss:  
COUNTY OF ~~WASHOE~~ )

This instrument was acknowledged before me on December 21, 2012,  
by RUSSEL E. SCOSSA, as Trustee of the RUSSEL E. SCOSSA TRUST, dated  
September 26, 1997, as amended.

Shelley Ann Costa  
Notary Public

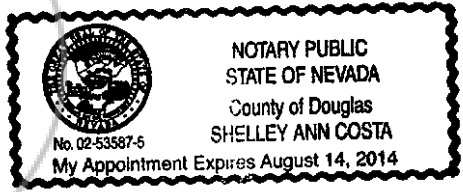


EXHIBIT A

A parcel of land on the westerly side of the Foothill Road in the Northeast Quarter of the Northwest Quarter of Section 26, Township 12 North, Range 19 East, M.D.B. & M.,

Beginning at a point on the westerly side of the Foothill Road, from which the northwest corner of said Section 26 bears North 89° 21' 12" West, 1909.67 feet; thence along the right of way line South 26° 14' 30" East, 230.34 feet; thence South 71° 14' 30" West, 202.72 feet; thence North 26° 14' 30" West 203.94 feet; thence North 63° 45' 30" East, 201.00 feet to the point of beginning, containing 1.000 acres more or less.

" PER NRS 111.312 this legal description was previously recorded at Document No. 457491, Book No. 1298, Page No. 5666, ON 12-23-98.