

DOC # 821379  
04/09/2013 02:24PM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
Performance Title, Inc  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 4 Fee: \$17.00  
BK-413 PG-2359 RPTT: EX#007



ASSESSOR'S PARCEL NO. 1219-36-001-007

WHEN RECORDED MAIL TO:  
THOMAS JOHN MCPHAIL  
NANCY JANE MCPHAIL  
157 LEWALLEN LANE  
GARDNERVILLE, NV 89460

MAIL TAX NOTICES TO:  
THOMAS JOHN MCPHAIL  
NANCY JANE MCPHAIL  
157 LEWALLEN LANE  
GARDNERVILLE, NV 89460

### QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THOMAS JOHN MCPHAIL AND NANCY JANE MCPHAIL, Trustees, under the MCPHAIL FAMILY 2005 REVOCABLE TRUST dated June 21, 2005 (herein, "Grantor"), whose address is 157 Lewallen Lane, Gardnerville, NV 89460, hereby QUITCLAIMS to THOMAS JOHN MCPHAIL and NANCY JANE MCPHAIL, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 157 Lewallen Lane, Gardnerville, NV 89460, 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: 157 Lewallen Lane, Gardnerville, NV 89460

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 25<sup>th</sup> day of March, 2013.



**GRANTOR:**

MCPHAIL FAMILY 2005 REVOCABLE TRUST dated June 21, 2005

Thomas John McPhail  
THOMAS JOHN MCPHAIL, Trustee

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on March 25, 2013, by THOMAS JOHN MCPHAIL, Trustee, under the MCPHAIL FAMILY 2005 REVOCABLE TRUST dated June 21, 2005.

Affix Notary Seal inside box or document is unrecordable.



Charlene McDonald  
NOTARY PUBLIC

**GRANTOR:**

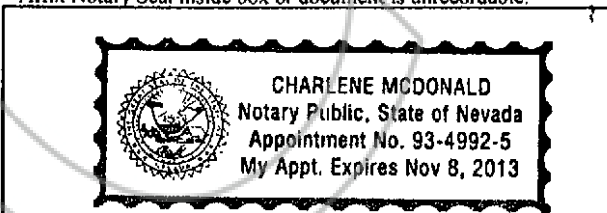
MCPHAIL FAMILY 2005 REVOCABLE TRUST dated June 21, 2005

Nancy Jane McPhail  
NANCY JANE MCPHAIL, Trustee

STATE OF Nevada  
COUNTY OF Douglas

This instrument was acknowledged before me on March 25, 2013, by NANCY JANE MCPHAIL, Trustee, under the MCPHAIL FAMILY 2005 REVOCABLE TRUST dated June 21, 2005.

Affix Notary Seal inside box or document is unrecordable.



Charlene McDonald  
NOTARY PUBLIC

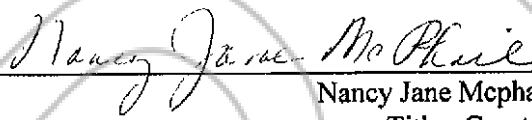


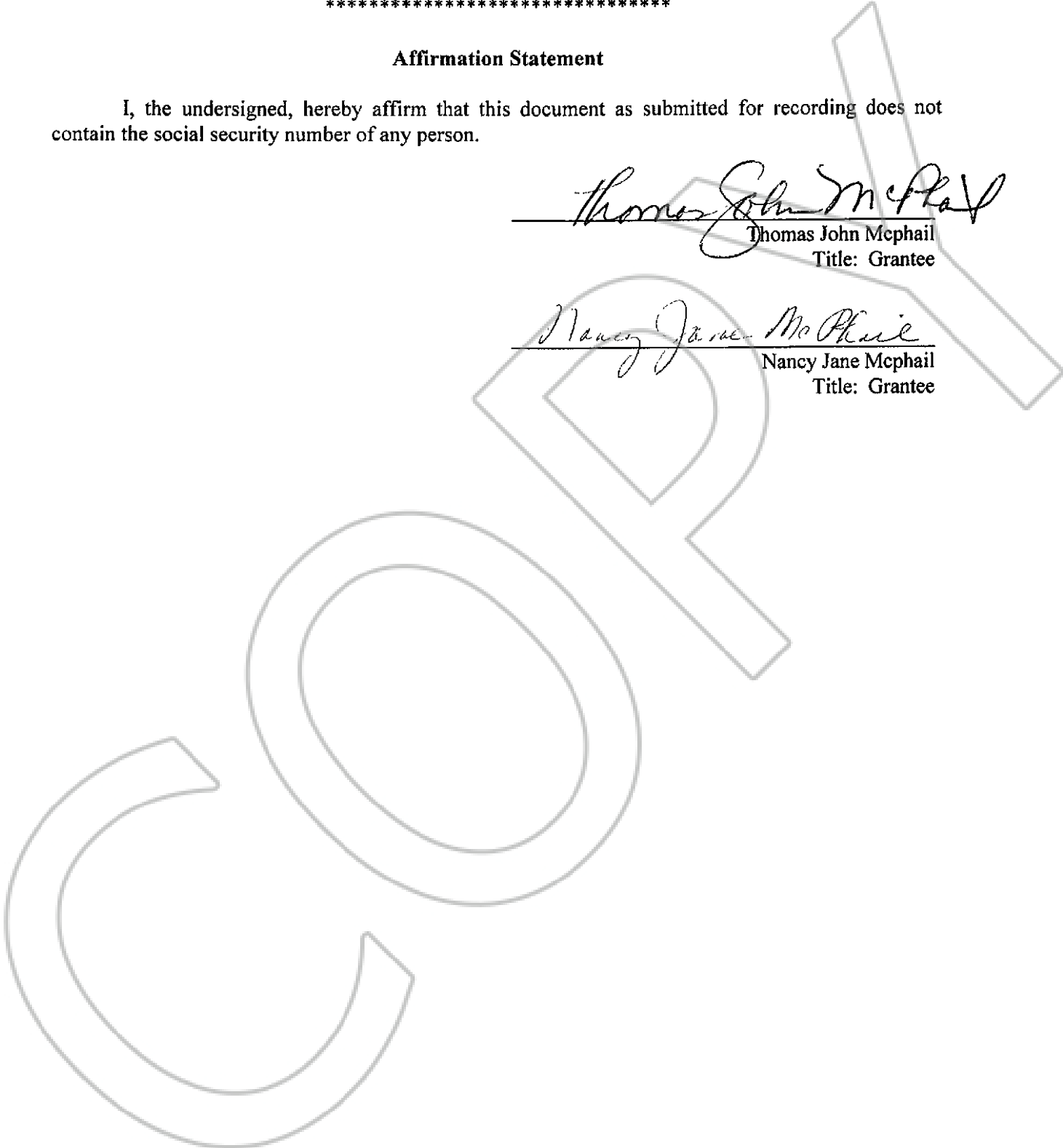
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**Affirmation Statement**

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

  
\_\_\_\_\_  
Thomas John Mcphail  
Title: Grantee

  
\_\_\_\_\_  
Nancy Jane Mcphail  
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:

PARCEL 3 - B, AS SET FORTH ON THAT CERTAIN PARCEL MAP #2 FOR MARJORIE WEBSTER WILLIAMS TRUST, DOROTHY LUNDBLAD TRUST, ALBERTA LEWALLEN TRUST, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON APRIL 18,1994, IN BOOK 494, PAGE 3263, AS DOCUMENT NO. 335438.

Parcel ID: 1219-36-001-007

Commonly known as 157 Lewallen Lane, Gardnerville, NV 89460-6566

Per NRS 111.312, this legal description was previously recorded as Document No. 0745424, in Book 0609, Page 5711, on June 18, 2009, 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.*