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OFFICIAL RECORDS

Requested By
R O ANDERSON ENGINEERING

DOUGLAS COUNTY RECORDERS
Karen Ellison - Recorder

Page: 1 of 5 Fee: \$ 18.00
Bk: 0513 Pg: 1731 RPTT \$ 1.95



Deputy ar

When recorded, mail to:
✓ The Ranch at Gardnerville 1, LLC
1830 College Parkway, No. 200
Carson City, Nevada 89706

A portion of APN: 1320-32-614-001

The party executing this document hereby affirms that this document submitted for recording does not contain the social security number of a person or persons as required by NRS 239B.030.

QUITCLAIM DEED

THIS INDENTURE, made this 8th day of Apr., 2013, by and between, THE TOWN OF GARDNERVILLE, a political subdivision of the State of Nevada, GRANTOR, and, THE RANCH AT GARDNERVILLE 1, LLC, a Nevada limited liability company, GRANTEE,

WITNESSETH:

WHEREAS, GRANTEE is the owner and developer of a residential subdivision in Douglas County, Nevada, commonly known as The Ranch at Gardnerville ("Project").

WHEREAS, as a condition of the approval of the Project by Douglas County and pursuant to a Quitclaim Deed recorded in the Official Records of Douglas County on March 23, 2012 as Document No. 0799422, GRANTEE conveyed to GRANTOR certain real property, consisting of approximately 30.83 acres to remain as undeveloped open space ("Open Space").

WHEREAS, pursuant to a modification of the Project Subdivision Map (PD 04-

008-4), approved by GRANTOR's Town Board on August 7, 2012, it is necessary to release from the Open Space and reconvey to GRANTEE a portion of the Open Space consisting of approximately 25,957 square feet more particularly described in Exhibit "A" which is incorporated by this reference as if fully set forth herein ("Property").


NOW THEREFORE, the undersigned GRANTOR, for good and valuable consideration, the receipt of which is hereby acknowledged, hereby releases the Property from the restrictions set forth in the Quitclaim Deed recorded in the Official Records of Douglas County on March 23, 2012 as Document No. 0799422 requiring the Property to remain open and free from structures of other above-ground improvements.

Additionally, the undersigned GRANTOR releases, remises, and forever quitclaims unto GRANTEE, and to its successors and assigns forever, all of their right, title, and interest across, upon, in and under the Property.

TO HAVE AND TO HOLD all and singular the premises, together with the appurtenances, including but not limited to, any and all buildings, improvements, structures and fixtures located thereon, unto the GRANTEE and to its heirs, successors and assigns forever.

IN WITNESS WHEREOF, the GRANTOR has executed this conveyance the day and year first above written.

THE TOWN OF GARDNERVILLE
a political subdivision of the State of Nevada

By: 
Ken Miller, Chairman
Gardnerville Town Board

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On April 8, 2013, personally appeared before me, a notary public, Ken Miller, personally known (or proved) to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that he is the Chairman, Gardnerville Town Board, of the Town of Gardnerville, a political subdivision of the state Nevada and who further acknowledged to me that he executed the foregoing Quitclaim Deed on behalf of said entity.

Carol A. Louthan
NOTARY PUBLIC

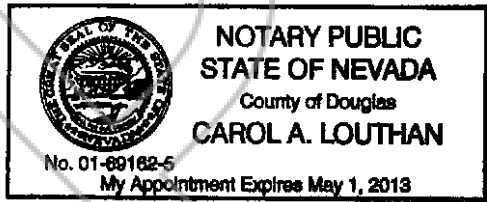


EXHIBIT "A"

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DESCRIPTION
AREA ADJUSTED FROM LOT 'B' TO REMAINDER PARCEL
(A.P.N. 1320-32-614-001 to 1320-33-210-063)

All that real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within portions of the Northeast one-quarter (NE) of Section 32 and the Northwest one-quarter (NW) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the northeasterly corner of Lot 'C' as shown on the Final Subdivision Map for The Ranch at Gardnerville, Phase 1, recorded December 13, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 714735, the POINT OF BEGINNING;

thence along the northerly line of said Lot 'C', North 46°31'31" West, 120.00 feet to the northwesterly corner of said Lot 'C';

thence continuing North 46°31'31" West, 247.02 feet to a point on the common line between Lot 'B' as shown on said Final Subdivision Map, Document No. 714735 and Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012 in said office of Recorder, as Document No. 799923;

thence along said common line the following courses:

South 61°51'07" East, 98.60 feet;

South 49°08'50" East, 272.22 feet;

South 43°28'29" West, 38.51 feet to the POINT OF BEGINNING,

containing 10,019 square feet (0.23 acres), more or less.

TOGETHER WITH a parcel of land located within a portion of the Northwest one-quarter (NW) of Section 33, Township 13 North, Range 20 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the northeasterly corner of the Lot 'C' as shown on the Final Subdivision Map for The Ranch at Gardnerville, Phase 1, recorded December 13, 2007 in the office of Recorder, Douglas County, Nevada as Document No. 714735;

thence along the easterly line of said Lot 'C', South 43°28'29" West, 30.00 feet to the POINT OF BEGINNING;

thence along the common line between Lot 'B' of said Final Subdivision Map, Document No. 714735 and Remainder parcel as shown on the Amended Final Map for

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The Ranch at Gardnerville, Phase 1, recorded March 30, 2012 in said office of Recorder, as Document No. 799923, the following courses:

South 46°31'31" East, 37.00 feet;
North 43°28'29" East, 134.99 feet;
Along the arc of a curve to the right having a radius of 26.50 feet, central angle of 87°22'41", and arc length of 40.42 feet;
South 40°51'10" West, 90.96 feet;
South 48°18'59" East, 26.28 feet;
South 34°40'14" East, 223.34 feet;
South 47°06'33" East, 32.51 feet;

thence North 50°24'38" West, 302.49 feet;
thence South 43°28'29" West, 75.37 feet;
thence North 46°31'31" West, 42.00 feet to the southeasterly corner of said Lot 'C';
thence along said easterly line of Lot 'C', North 43°28'29" East, 70.00 feet to the POINT OF BEGINNING, containing 15,938 square feet (0.37 acres), more or less.

TOTAL AREA ADJUSTED FROM LOT 'B' TO REMAINDER PARCEL IS 25,957 SQUARE FEET (0.60 ACRES), MORE OR LESS.

The Basis of Bearing of this description is South 89°42'55" East, the north line of the Remainder parcel as shown on the Amended Final Map for The Ranch at Gardnerville, Phase 1, recorded March 30, 2012 in the office of Recorder, Douglas County, Nevada as Document No. 799923.

Prepared By: R.O. ANDERSON ENGINEERING, INC.
P.O. Box 2229
Minden, Nevada 89423

