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Doc Number: **0824643**

05/31/2013 03:12 PM

OFFICIAL RECORDS

Requested By  
**A+ PARALEGALS INC**

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

Page: 1 of 2 Fee: \$ 15.00  
Bk: 0513 Pg: 8603 RPTT # 6



Deputy: sd

APN: 1420-35-201-016

WHEN RECORDED MAIL TO:  
SEND TAX DOCUMENTS TO:

✓ Michael J. Downs  
2728 Esaw  
Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

## QUIT CLAIM DEED

I, Heidi Ann Downs, for valuable consideration, the receipt of which is hereby acknowledged, do hereby remise, release and forever quitclaim all right, title and interest from Heidi Ann Downs and Michael James Downs, Husband and Wife, with rights of survivorship, to Michael James Downs, an unmarried man, the following described real property situated in the County of Douglas, State of Nevada, bounded and described as:

See "Exhibit A"

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.

DATE: May 16<sup>th</sup>, 2013

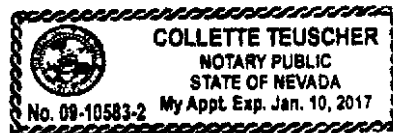
Heidi A. Downs  
Signature, Heidi A. Downs

State of Nevada )  
                          ) ss  
Douglas County )

On this day personally appeared before me Michael J. Downs and Heidi A. Downs, to me known to be the individuals described in and who executed the foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed for the uses and purposes therein mentioned.

GIVEN under my hand and official seal this 16<sup>th</sup> day of May, 2013.

Collette Teuscher  
NOTARY PUBLIC



**“Exhibit A”**

**Legal Description**

ALL THAT PARCEL OF LAND IN DOUGLAS COUNTY, STATE OF NEVADA, BEING KNOWN AND DESIGNATED AS ALL THAT PORTION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SAID SECTION 35; THENCE SOUTH 0°00'42" EAST, A DISTANCE OF 508.90 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING IDENTICAL WITH THAT DESCRIBED IN THE DEED FROM WALTER A. DOWNS, SR. AND BESSIE M. DOWNS, T JERROLD O. LOWRY AND IDA LOWRY DATED JULY 1, 1965, IN BOOK 33 PAGE 285, OF OFFICIAL RECORDS; THENCE SOUTH 0°00'42" EAST, A DISTANCE OF 30.00 FEET; THENCE NORTH 89°58'36" WEST, A DISTANCE OF 125.46 FEET; THENCE SOUTH 0°00'4" EAST, A DISTANCE OF 173.60 FEET; THENCE NORTH 0°01'21" WEST, A DISTANCE OF 203.60 FEET; THENCE SOUTH 89°58'36" EAST, A DISTANCE OF 427.93 FEET TO THE POINT OF BEGINNING. TOGETHER WITH RIGHTS OF WAY FOR PUBLIC ROADS OR EASEMENTS CONTAINED IN THAT CERTAIN DEDICATION TO THE COUNTY OF DOUGLAS, STATE OF NEVADA, FROM WALTER A. DOWNS, SR. AND BESSIE M. DOWNS, RECORDED JUNE 9, 1966, IN BOOK 41, OF OFFICIAL RECORDS, AT PAGE 197, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 32490.

BY SIMPLE FEE DEED FROM MICHAEL JAMES DOWNS, WHO ACQUIRED TITLE AS A MARRIED MAN AS SET FORTH IN DEED DOC#0446949, DATED 07/31/1998 AND RECORDED 08/12/1998, DOUGLAS COUNTY RECORDS, STATE OF NEVADA.

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