

APN# 1220-16-310-094

Recording Requested by:

Name: SERVICELINK

Address: 4000 INDUSTRIAL BLVD

City/State/Zip: ALBUQUERQUE, NM 87101

When Recorded Mail to:

Name: JOCARA CRANE

Address: 1267 WOODSIDE LN

City/State/Zip: GARDNERVILLE, NV 89460

Mail Tax Statement to:

Name: JOCARA CRANE

Address: 1267 WOODSIDE LN

City/State/Zip: GARDNERVILLE, NV 89460

DOC # **831632**

10/04/2013 09:03AM Deputy: PK

OFFICIAL RECORD

Requested By:

ServiceLink Aliquippa Title

Douglas County - NV

Karen Ellison - Recorder

Page: 1 of 5 Fee: \$18.00

BK-1013 PG-1005 RPTT: EX#005



(for Recorder's use only)

QUITCLAIM DEED
(Title of Document)

Please complete Affirmation Statement below:

I 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, hereby submitted for recording does contain the personal information of a person or persons as required by law:
(State specific law)

Justin Hagerty
Signature

QUALITY ASSURANCE
Title

JUSTIN HAGERTY
Printed Name

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)



The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: _____

Prepared by:

Jennifer Montante, Esq., 1957 Highway 95, Suite 35, Bullhead City, AZ 86442
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462

Return to: ServiceLink, 4000 Industrial Boulevard, Aliquippa, PA 15001

Mail Tax Statement to: Jocara Crane, 1267 Woodside Lane, Gardnerville, NV 89460

Tax No.: 1220-16-310-094

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

That I, CHARLES T. CRANE, married, who acquired title as his sole and separate property, the undersigned (herein referred to as Grantor, whether one or more), does hereby warrant and convey to JOCARA CRANE, single, as her sole and separate property, (herein referred to collectively as Grantee) and do by these presents, hereby RELEASE, REMISE AND FOREVER QUITCLAIM unto Grantee, all right, title and interest in that certain property situated in the City of Gardnerville, County of Douglas, State of Nevada, to-wit:

All that parcel of land in City of Gardnerville, Douglas County, State of Nevada, as described in Deed Doc # 759785, ID# 1220-16-310-094, being known and designated as:

Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemandusa.com/agreement), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 22404**



Parcel 1:

Parcel 19 as shown on the Final Map # PD 04-003 for Sequoia Village Planned Development recorded March 16, 2006, in Book 0306, at Page 5641, as Document No.669980 in the Official Records, of Douglas County, Nevada.

Parcel 2:

An easement for open space, public utility, drainage and access over Parcel B, Common Area, as shown on the Final Map # PD 04-003 for Sequoia Village Planned Development recorded March 16, 2006, in Book 0306, at Page 5641, as Document No.669980 in the Official Records of Douglas County, Nevada.

By fee simple deed from Diane M. Crane, a married woman, spouse of grantee, Charles T. Crane, to Charles T. Crane as his sole and separate property, as set forth in Deed Doc # 759785, dated 02/13/2010 and recorded 03/05/2010, Douglas County Records, State of Nevada.

- SUBJECT TO:
1. Current taxes and other assessments; and
 2. Covenants, conditions, reservations, rights, right of way, and easements now of record.

TOGETHER WITH all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

Commonly known as: 1267 Woodside Lane, Gardnerville, NV 89460

This deed is exempt from the Affidavit and Fee Requirement under N.R.S. §375.090(5).

WITNESS, Grantor's hand, this the 9 day of August, 20 13.

Charles T. Crane (seal)
CHARLES T. CRANE

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.
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STATE OF Tennessee
COUNTY OF WILLIAMSON to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that CHARLES T. CRANE has acknowledged the same before me in the County and State aforesaid, on this 9th day of August, 20 13.

[Signature]
Notary Public
My Commission Expires: 10/17/14



Prepared by Deeds on Demand, PC

5029 Corporate Woods Drive, Suite 225-A, Virginia Beach, VA 23462. 757-321-6936.

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Exhibit "A"
Legal Description

The land referred to herein below is situated in the county of DOUGLAS, State of NV and is described as follows:

ALL THAT PARCEL OF LAND IN CITY OF GARDNERVILLE, DOUGLAS COUNTY, STATE OF NEVADA, AS DESCRIBED IN DEED DOC # 759785, ID# 1220-16-310-094, BEING KNOWN AND DESIGNATED AS:

PARCEL 1:

PARCEL 19 AS SHOWN ON THE FINAL MAP # PD 04-003 FOR SEQUOIA VILLAGE PLANNED DEVELOPMENT RECORDED MARCH 16, 2006, IN BOOK 0306, AT PAGE 5641, AS DOCUMENT NO. 669980 IN THE OFFICIAL RECORDS, OF DOUGLAS COUNTY, NEVADA.

PARCEL 2:

AN EASEMENT FOR OPEN SPACE, PUBLIC UTILITY, DRAINAGE AND ACCESS OVER PARCEL B, COMMON AREA, AS SHOWN ON THE FINAL MAP # PD 04-003 FOR SEQUOIA VILLAGE PLANNED DEVELOPMENT RECORDED MARCH 16, 2006, IN BOOK 0306, AT PAGE 5641, AS DOCUMENT NO. 669980 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PROPERTY ADDRESS : 1267 WOODSIDE DRIVE, GARDNERVILLE, NV 89460

Tax/Parcel ID: 1220-16-310-094