

DOC # 833269
11/01/2013 12:40PM Deputy: PK
OFFICIAL RECORD

Requested By:
Solutionstar
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-1113 PG-450 RPTT: EX#003



After Recording Return to:
SOLUTIONSTAR SETTLEMENT SERVICES
420 ROUSER ROAD
CORAOPOLIS, PA 15108
File No. 1631377

Tax ID No.:
1219-03-001-031
MAIL TAX STATEMENTS TO: BRIAN FOSTER
210 MOTT COURT
GARDNERVILLE, NV 89460

QUIT CLAIM DEED

STATE OF NEVADA
COUNTY OF DOUGLAS

THIS INDENTURE made and entered into on this 24th day of October 2013, by and between **BRIAN FOSTER, A MARRIED MAN AND LISA C. FOSTER, F/K/A LISA LYNN, A MARRIED WOMAN, WHO BOTH ACQUIRED TITLE AS UNMARRIED, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, of 210 MOTT COURT, GARDNERVILLE, NV 89460 hereinafter referred to as Grantor(s) and **BRIAN K. FOSTER AND LISA C. FOSTER, HUSBAND AND WIFE, AS COMMUNITY PROPERTY**, of 210 MOTT COURT, GARDNERVILLE, NV 89460, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim, grant, sell, and convey to the said Grantee the following described real estate located in DOUGLAS County, NEVADA:

SEE ATTACHED EXHIBIT "A"

Also known as: 210 MOTT COURT, GARDNERVILLE, NV 89460
Property Tax ID No.: 1219-03-001-031

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: BOOK 192, PAGE 2156, DOCUMENT NO. 2157, Recorded: 01/17/1992

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever in FEE SIMPLE.

And that said conveyance does not render the grantor insolvent nor is it for the purpose of defrauding any of grantor's creditors.



Assessor's parcel No. 1219-03-001-031

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this 24th day of October, 2013.

[Signature]
BRIAN FOSTER

[Signature]
LISA C. FOSTER, F/K/A LISA LYNN

STATE OF Nevada
COUNTY OF Douglas

On October 24, 2013, before me, the undersigned, a notary public in and for said State personally appeared Brian Foster personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]
Printed Name Charlene McDonald
NOTARY PUBLIC



STATE OF Nevada
COUNTY OF Douglas

On October 24, 2013, before me, the undersigned, a notary public in and for said State personally appeared Lisa C. Foster FKA Lisa Lynn personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Signature]
Printed Name Charlene McDonald
NOTARY PUBLIC

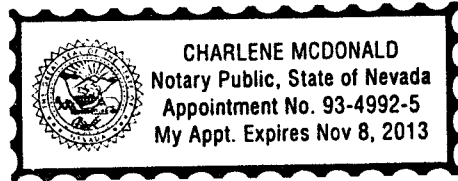




EXHIBIT A
LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED WITHIN A PORTION OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 19 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER (W 1/4) CORNER OF SECTION 3, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., AS SET FORTH ON THAT CERTAIN PARCEL MAP FOR MURRAY G. ALSTOTT AND JAMES C. DYKES, THAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON THE 3RD DAY OF NOVEMBER, 1977, IN BOOK 1177 OF PARCEL MAPS AT PAGE 220 AS DOCUMENT NO. 14673 OF OFFICIAL RECORDS; THENCE NORTH 00 DEGREES 09 MINUTES 00 SECONDS EAST, 1064.00 FEET TO THE POINT OF BEGINNING THENCE SOUTH 74 DEGREES 51 MINUTES 00 SECONDS EAST, 238.00 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF MOTT COURT; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT ON THE RIGHT-OF-WAY LINE OF MOTT COURT, HAVING A DELTA ANGLE OF 70 DEGREES 35 MINUTES 37 SECONDS, AN ARC LENGTH OF 55.26 FEET AND A RADIUS OF 45.00 FEET; THENCE NORTH 35 DEGREES 37 MINUTES 29 SECONDS WEST, 350.49 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS WEST, 65.00 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 00 SECONDS WEST, 256.00 FEET TO THE POINT OF BEGINNING.

SAID LAND IS ALSO DESIGNATED AS REVISED PARCEL "B" AS SHOWN ON THE PARCEL MAP FOR JAMES C. DYKES, ET UX, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON DECEMBER 12, 1983, AS FILE NO. 92533.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY SHOWN IN A DOCUMENT RECORDED JANUARY 17, 1992 IN BOOK 192 PAGE 2156, AS DOCUMENT NO. 2157 IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

PARCEL ID NUMBER: 1219-03-001-031

PROPERTY COMMONLY KNOWN AS: 210 MOTT COURT, GARDNERVILLE, NV 89460