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OFFICIAL RECORDS

Requested By  
DC/TREASURER

DOUGLAS COUNTY RECORDERS  
Karen Ellison - Recorder

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Bk: 1113 Pg: 1248 RPTT # 3



Deputy. gb

MAIL TO: NICOLE WARREN  
2231 MARIDIAN BL. BLDG 2  
MINDEN, NV. 89423

PARCEL NO: 1220-09-301-008  
NEW PARCEL NO:

R.P.T.T. \$ #3

**QUITCLAIM DEED**

THIS INDENTURE, made this 5TH day of NOVEMBER , 20 13 . by  
and between TED THRAN , Treasurer of the County of Douglas, State of Nevada,  
party of the first part and those property owners listed in EXHIBIT A, attached hereto  
and incorporated into this document by reference, parties of the second part.

**WITNESSETH**

WHEREAS, the properties described in EXHIBIT A were transferred pursuant to  
the Nevada Revised Statutes Section 361.585 from the Treasurer and Ex-Officio Tax  
Receiver of the County of Douglas, State of Nevada, to the party of the first part, and;

WHEREAS, said properties have been redeemed prior to publication of notice of sale  
by payment to the County Treasurer of an amount equal to the taxes accrued, together  
with any costs, penalties and interest legally chargeable against such property, and;

WHEREAS, the parties of the second part are now entitled to have such property  
reconveyed pursuant to the Nevada Revised Statutes Section 361.585;

NOW, THEREFORE, the said party of the first party, pursuant to Nevada Revised  
Statutes and in consideration of the taxes, costs, penalties and interest paid by the party  
of the second part, the same being in legal effect made, does by these presents, reverse,  
release, quitclaim and convey unto the parties of the second part and to their successors,  
all right, title and interest to the properties described in EXHIBIT A, situate in the  
Count of Douglas, State of Nevada.

**EXHIBIT "A"**

**NAME / ADDRESS  
& MAILING OF  
TAX STATEMENT TO:**

**NICOLE WARREN  
2231 MERIDIAN BL. BLDG 2  
MINDEN, NV. 89423**

**PARCEL NUMBER: 1220-09-301-008**

**DESCRIPTION OF PROPERTY:**

**All that certain lot, piece or parcel or land situate in the County of Douglas, State of Nevada,  
SEE EXHIBIT "A"**

**Together with all and singular the tenements, hereditaments and appurtenances  
thereunto belonging or in anywise appertaining to the reversion, remainders, rents,  
issues and profits thereof.**

A. The last recorded instrument purporting to transfer title to said real property is:

**Grant, Bargain, Sale Deed, to Nicole Warren, a married woman as her sole and separate property, recorded October 26, 2005 as Document No. 659026, in Book 1005, Page 12615, Official Records of Douglas County, State of Nevada.**

B. There are no other mortgages or deeds of trust which purport to affect said real property, other than those shown below under Exceptions.

No Guarantee is made regarding (a) matters affecting the beneficial interest of any mortgage or deed of trust which may be shown herein as an Exception, or (b) other matters which may affect any such mortgage or deed of trust.

No Guarantee is made regarding any liens, claims of lien, defects or encumbrances other than those specifically provided for above, and, if information was requested by reference to a street address, no guarantee is made that said real property is the same as said address.

Exceptions:

1. **A Deed of Trust to secure an indebtedness in the amount of \$450,000.00, dated July 11, 2005, executed by Nicole Warren, a married woman as her sole and separate property, as Trustor, to Stewart Title of Douglas County, as Trustee, in favor of Jade A. Miller and Tenley V. Miller, husband and wife as joint tenants, as Beneficiary, recorded on October 26, 2005, in Book 1005, Page 12618 as Document No. 659027, Official Records of Douglas County, Nevada.**
2. **Trustees Certificate for delinquent 2008-2009 Taxes, wherein said property is held for a period of two years from the date thereof, recorded June 2, 2009, in Book 0609, Page 346 as Document No. 744211, Official Records of Douglas County, Nevada. (APN 1220-09-301-008)**
3. **THE EFFECT of the interest of the Treasurer of the County of Douglas, State of Nevada for non-payment of the real property taxes referred to in item , by document recorded June 23, 2011, in Book 0611, Page 4688 as Document No. 785373, Official Records of Douglas County, Nevada.**

**NOTE: THE ABOVE DOCUMENT DOES NOT LIST THE NAME AND ADDRESS OF THE TAXPAYER, NICOLE WARREN, IN THE EXHIBIT "A", HOWEVER, IT DOES INCLUDE A COPY OF THE VESTING DEED TO SAID PROPERTY.**

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Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining to the reversion, remainders, rents, issues and profits thereof.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and executed this interest the day and year above written.

*Ted Thran*

Treasurer - Douglas County, Nevada  
TED THRAN

By: *Terry Lundergreen*  
Chief Deputy Treasurer

On this 5TH day of NOVEMBER, 2013, personally appeared before me, a notary public, in and for the County and State aforesaid, Terry Lundergreen, Chief Deputy Treasurer signing on behalf of TED THRAN, known to me be the person described in and who executed the foregoing instrument, and who duly acknowledge to me that he executed the same freely and voluntarily and for the uses and purposes herein mentioned.

*Deanna Archer*  
NOTARY PUBLIC

