

DOC # 844587
06/17/2014 09:06AM Deputy: AR
OFFICIAL RECORD
Requested By:
Title Source, Inc.
Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: \$16.00
BK-614 PG-3679 RPTT: EX#007



APN: 1319-00-001-009
R.P.T.T.: \$0.00
Exempt: (7)
Recording Requested By:
Patrick C. Caldwell
100 Kingsbury Grade
Gardnerville, Nevada 89460

After Recording Mail To:
Patrick C. Caldwell
100 Kingsbury Grade
Gardnerville, Nevada 89460

Send Subsequent Tax Bills To:
Patrick C. Caldwell
100 Kingsbury Grade
Gardnerville, Nevada 89460

59079235-255 9921

QUITCLAIM DEED ①
TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Patrick C. Caldwell, Trustee of the Patrick C. Caldwell Family Trust u/d/t May 18, 2000**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Patrick C. Caldwell, an unmarried man**, whose address is 100 Kingsbury Grade, Gardnerville, Nevada 89460,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **April 16, 2002**, as Book **0402**, Page **04680** in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **100 Kingsbury Grade, Gardnerville, Nevada 89460**

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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



WITNESS my/our hands, this 9TH day of JUNE, 2014.

Patrick C. Caldwell, TRUSTEE
Patrick C. Caldwell, Trustee

STATE OF Ohio)
COUNTY OF Montgomery) ss

This instrument was acknowledged before me, this 9 day of June, 2014, by **Patrick C. Caldwell, Trustee.**

NOTARY STAMP/SEAL

Valerie J. Dempsey
Notary Public
Valerie J. Dempsey
Notary Public
Title and Rank
My Commission Expires: 10/31/2017

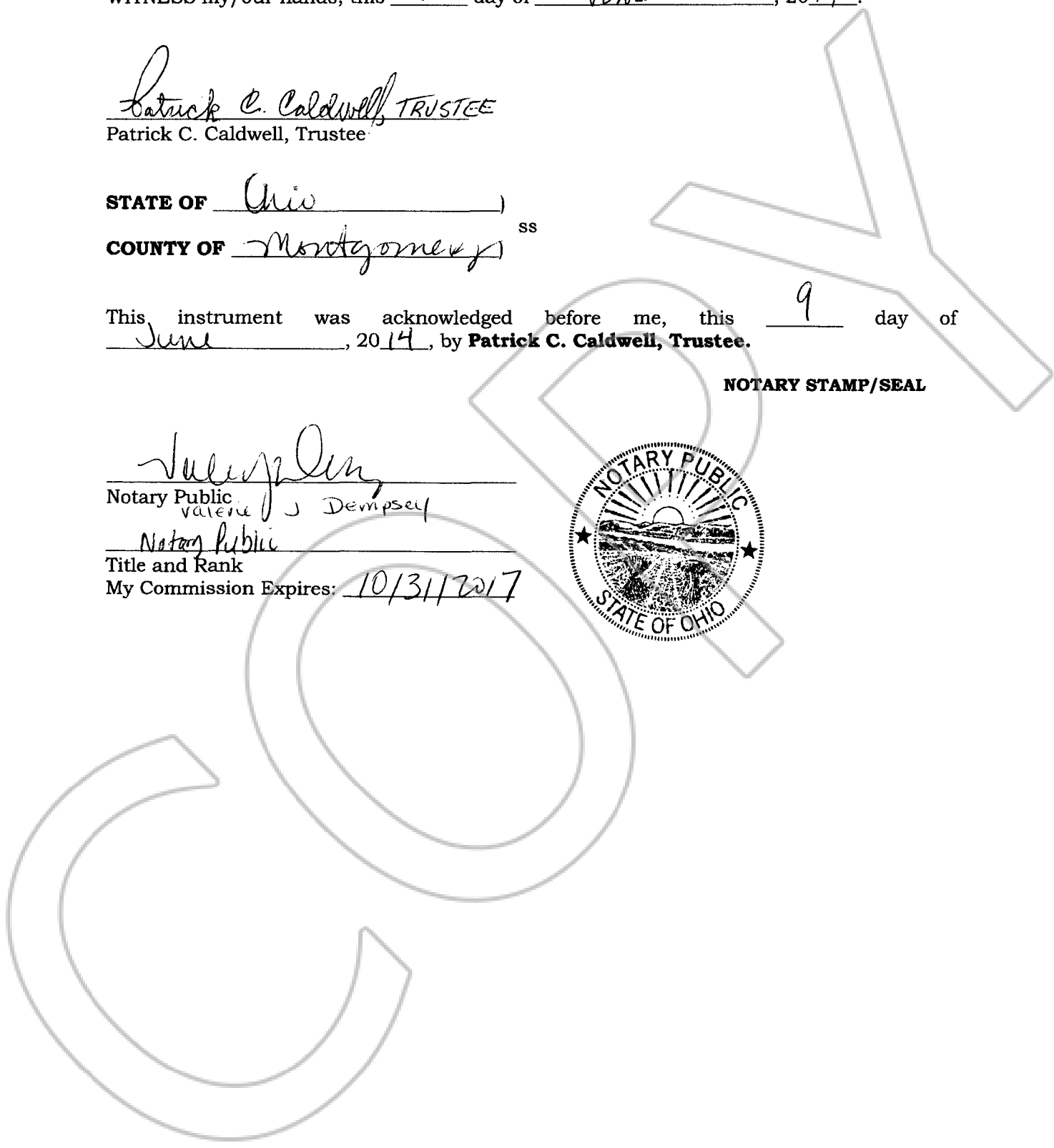




EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NEVADA

ALL THAT CERTAIN REAL PROPERTY PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHWEST $\frac{1}{4}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 13 NORTH, RANGE 19 EAST, M.D.B. AND M. PARCEL #17-051-150. INCLUDING ALL STRUCTURES AND WELL.

RESERVING THEREFROM: 1. AN EASEMENT APPURTENANT FOR ALL PRESENT AND FUTURE LAND IN SECTION 16 AND 17 FOR ACCESS OF PUBLIC UTILITIES OVER AND ACROSS AN EASEMENT OF APPURTENANT FOR ALL PRESENT AND FUTURE OWNERS OF LAND IN SECTION 16 AND 17 FOR INGRESS AND EGRESS OVER THE EXISTING ROADS. 3. AN EASEMENT APPURTENANT TO PRESENT AND FUTURE OWNERS OF PARCEL 17-051-120 ALONG THE FAR EASTERN BOUNDARY OF PARCEL 17-051-150 ON THE N.W. BY S.E. EXISTING ROAD AN INGRESS AND EGRESS FOR DOMESTIC SINGLE DWELLING. THE LOCATION FOR THIS INGRESS AND EGRESS WILL BE FROM A POINT ALONG THE EXISTING ROAD AT A N.E. CORNER TO A POINT HEADING N.E. INTO A LOW POINT OF A GULLY HEADING N.E. ACROSS THE EAST BOUNDARY OF PARCEL 17-051-150.