

DOC # 845691  
07/03/2014 10:35AM Deputy: GB

OFFICIAL RECORD

Requested By:

Title Source, Inc.

Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 3 Fee: \$16.00  
BK-714 PG-864 RPTT: EX#007



**APN:** 1220-22-110-140

**R.P.T.T.:** \$0.00

Exempt: (7)

**Recording Requested By:**

John P. Duignan  
752 Lois Court  
Gardnerville, NV 89460

**After Recording Mail To:**

John and Victoria Duignan  
752 Lois Court  
Gardnerville, NV 89460

**Send Subsequent Tax Bills To:**

John and Victoria Duignan  
752 Lois Court  
Gardnerville, NV 89460

59132345-2567737

**QUITCLAIM DEED** ①

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **John P. Duignan and Victoria L. Duignan, Trustees of the John and Victoria L. Duignan Family Trust, dated August 28, 2000**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **John P. Duignan and Victoria L. Duignan, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, whose address is 752 Lois Court, Gardnerville, Nevada 89460,

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

LOT 93, AS SHOWN BY MAP OF GARDNERVILLE RANCHOS UNIT NO. 5, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON NOVEMBER 4, 1970, IN BOOK 80, PAGE 675, AS DOCUMENT NO. 50056.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **March 14, 2005**, as Book **305**, Page **5331**, in Douglas County Records, Douglas County, Nevada.

MORE commonly known as: **752 Lois Court, 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 18 day of June, 2014.

John P. Duignan, Trustee  
John P. Duignan, Trustee

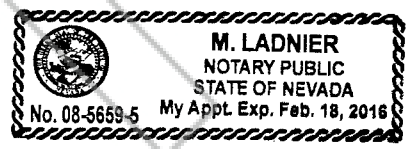
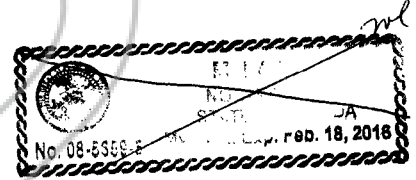
Victoria L. Duignan, Trustee  
Victoria L. Duignan, Trustee

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) SS

This instrument was acknowledged before me, this 18<sup>th</sup> day of JUNE, 2014, by **John P. Duignan, Trustee and Victoria L. Duignan, Trustee.**

NOTARY STAMP/SEAL

M. Ladnier  
Notary Public M. Ladnier  
NOTARY PUBLIC  
Title and Rank  
My Commission Expires 02/18/2016





**EXHIBIT A - LEGAL DESCRIPTION**

Tax Id Number(s): 1220-22-110-140

Land Situated in the County of Douglas in the State of NV

LOT 93, AS SHOWN BY MAP OF GARDNERVILLE RANCHOS UNIT NO. 5, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON NOVEMBER 4, 1970, IN BOOK 80, PAGE 675, AS DOCUMENT NO. 50056.

BY DEED FROM JOHN P. DUIGNAN AND VICTORIA L. DUIGNAN, HUSBAND AND WIFE AS JOINT TENANTS, TO JOHN P. DUIGNAN AND VICTORIA L. DUIGNAN, TRUSTEES FO THE JOHN AND VICTORIA L. DUIGNAN FAMILY TRUST DATED 08/28/2000, DATED MARCH 07, 2005 AND RECORDED MARCH 14, 2005 IN BOOK 305 PAGE 5331 OF THE OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Commonly known as: 752 Lois Ct, Gardnerville, NV 89460