

DOUGLAS COUNTY, NV

2014-852875

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

11/17/2014 12:04 PM

TICOR TITLE - RENO (TITLE ONLY)

KAREN ELLISON, RECORDER

E07

WHEN RECORDED MAIL TO : *Grantee*  
1224 Havre Lafitte  
Austin, TX 78746

*Deed &  
Tax Statements*

APN 1319-18-202-005

Space Above for Recorder's Use Only

Escrow No. 14053951-LG

R.P.T.T. \$ 00.00

Exempt - 07

Transfer to a trust

### QUITCLAIM DEED

**THIS INDENTURE WITNESSETH:** That NOSTROMO, LLC FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, hereby quitclaim to KEVIN L. DAFFER, TRUSTEE OF THE JEFF A. MCDANIEL & LORI C. MCDANIEL LIVING TRUST DATED OCTOBER 14, 2014 all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

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

NOSTROMO LLC

*Jeff McDaniel*

By: Jeff McDaniel - manager

**SEE PAGE TWO (2) FOR NOTARY ACKNOWLEDGEMENT**

**NOTARY ACKNOWLEDGEMENT FOR QUITCLAIM DEED**

Escrow No. 14053951-LG

STATE OF Texas } SS:  
COUNTY OF Travis

This instrument was acknowledged before me on 11-7-14,  
by Jeff McDaniel.

Lisa Heugatter  
NOTARY PUBLIC

**NOTARY: PLEASE STAMP BELOW THIS LINE AND BE SURE YOUR SEAL IS  
CLEAR AND DOES NOT COVER ANY DOCUMENT TEXT.**

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Order No.: 01403263-TO

EXHIBIT A

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 1:

A tract of land located in the NW1/4 of Section 18, T.13N., R.19E., M.D.B&M., Douglas County, Nevada, being more particularly described as follows:

Commencing at the West Quarter Corner of said Section 18, Thence N 89°38'45"E, the recorded bearing, along the East-West Centerline of said Section 18, a distance of 852.90' feet the recorded distance to the South West corner of the 4.843 acre parcel known as APN #1319-18-202-001, being monumented by a found No4 Rebar Capped by PLS 7311;

Thence continuing along the East-West Centerline of said Section 18, N89°45'26"E (recorded N89°38'45"E) a distance 365.82' feet (recorded 366.45' feet), to a found 1" inch iron pipe plugged by PLS 3519, also being the north-easterly corner of Lot 11, Kingsbury Village Unit No. 4, Douglas County, Nevada;

Thence continuing along the East-West Centerline of said Section 18, N89°38'01"E (recorded N89°38'45"E) a distance of 67.82' feet (recorded 68.77' feet), to a point monumented with a found No4 Rebar which was later found to be missing; and remonumented with a No5 Rebar Capped by PLS 7880, being the True Point of Beginning, also being the north-westerly corner of Lot 10, Kingsbury Village Unit No. 4, Douglas County, Nevada;

Thence continuing along the East-West Centerline of said Section 18, N89°40'49"E (recorded N89°38'45"E) a distance of 200.11' feet (recorded 200.00' feet), to a point monumented with a found No5 Rebar capped by PLS 2280, being the north-easterly corner of Lot 10, Kingsbury Village Unit No.4, Douglas County, Nevada;

Thence continuing along the East-West Centerline of said Section 18, N89°40'49"E (recorded N89°38'45"E) a distance of 92.98' feet, to a point monumented with a set No5 Rebar capped by PLS 7880;

Thence N50°01'23"W (recorded N50°00'00"W) a distance of 174.55' feet (recorded 174.16' feet), to a point monumented by a No5 Rebar Capped by PLS 7880, being the beginning point of a tangent curve to the left;

Thence along a tangent curve concave to the South, where the delta angle is 51°17'27", the radius is 75.00' feet, and the arc length is 67.14' feet, where the chord bears N75°39'28"W a distance of 64.92' feet, to a point; being the beginning point of a tangent curve to the left;

Thence along a tangent curve concave to the South-East, where the delta angle is 60°19'04", the radius is 25.00' feet, and the arc length is 26.32' feet, where the chord bears S48°32'17"W a distance of 25.12' feet, to a point, monumented with a No5 Rebar capped by PLS 7880, being the beginning point of a tangent curve to the right;

Thence along a tangent curve concave to the West, where the delta angle is 00°07'23", the radius is 225.00' feet, and the arc length is 0.48' feet., where the chord bears S18°26'25"W a distance of 0.48' feet, to a point, monumented with a No5 Rebar capped by PLS 7880, being the beginning point of a tangent curve to the right;

Thence along a tangent curve concave to the North-West, where the delta angle is  $24^{\circ}30'00''$ , the radius is 225.00' feet, and the arc length is 96.21' feet, where the chord bears  $S30^{\circ}45'05''W$  a distance of 95.48' feet to a point, being monumented with a No5 Rebar capped by PLS 7880;

Thence  $S43^{\circ}00'00''W$  a distance of 42.00' feet, to the True Point of Beginning;

Parcel 2:

An easement for ingress and egress over the following described land:

A tract of land located in the NW 1/4 of Section 18, T 13N, R 19E, M.D.B.& M, Douglas County, Nevada, being more particularly described as follows:

Beginning at the North-easterly corner of Lot 11, Kingsbury Village Unit No. 4, Douglas County, Nevada, being monumented with a found 1 inch iron pipe plugged by PLS 3519, thence  $N43^{\circ}00'00''E$  for a distance of 89.21 feet, to a point monumented with a #5 rebar capped by PLS 7880.

Thence along a tangent curve to the left, where the delta angle is  $24^{\circ}30'00''$ , the radius is 175.00 feet, and the arc length is 74.83 feet, where the chord bears  $N30^{\circ}45'05''E$  a distance of 74.26 feet to a point monumented with a #5 rebar capped by PLS 7880.

Thence South  $71^{\circ}10'04''E$  for a distance of 49.10 feet to a point.

Thence along a non-tangent curve concave to the west, where the delta angle is  $24^{\circ}30'00''$ , the radius is 225.00 feet, and the arc length is 96.21 feet, where the chord bears  $S30^{\circ}45'05''W$  95.48 feet to a point

Thence  $S43^{\circ}00'00''W$  for a distance of 42.00 feet, to a point monumented by a found # 4 rebar with no cap being the North-westerly corner of Lot 10, Kingsbury Village Unit No. 4, Douglas County, Nevada

Thence South  $89^{\circ}38'01''W$  for a distance of 67.82 feet to the true point of beginning

APN: 1319-18-202-005

Note: Document No. 823166 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-18-202-005  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Single Fam. Res  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: ar - trust ok

3. a. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Tax Due: \$ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section 7 \_\_\_\_\_  
 b. Explain Reason for Exemption: Transfer to Trust without consideration

5. Partial Interest: Percentage being transferred: 100 %  
 The undersigned declares and acknowledges, under penalty of perjury, pursuant to NRS 375.060 and NRS 375.110, that the information provided is correct to the best of their information and belief, and can be supported by documentation if called upon to substantiate the information provided herein. Furthermore, the parties agree that disallowance of any claimed exemption, or other determination of additional tax due, may result in a penalty of 10% of the tax due plus interest at 1% per month. Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Signature] Capacity Grantor  
 Signature [Signature] Capacity Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**

Print Name: Nostromo LLC  
 Address: 1224 Havre La Fite Drive  
 City: Austin  
 State: TX Zip: 78746

Print Name: Kevin L. Daffer Trustee  
 Address: 1224 Havre La fite Drive  
 City: Austin  
 State: TX Zip: 78746

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buy)**

Print Name Ticor Title of Nevada, Inc.  
 Address 3100 W. Sahara Avenue #115  
 City: Las Vegas State: NV

Escrow # 14053951LG  
 Zip: 89102

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

Ticor Title of Nevada  
 5441 Kietzke Lane, Suite 100  
 Reno, NV 89511

*\* of The Jeff A. McDaniel and Lori C. McDaniel Living Trust dated 10-14-14*