

DOUGLAS COUNTY, NV

2015-862421

RPTT:\$0.00 Rec:\$19.00

\$19.00 Pgs=6

05/21/2015 09:46 AM

FIRST AMERICAN - NATIONAL COMMERCIAL

KAREN ELLISON, RECORDER

E01

A.P.N.: 1318-09-701-001
File No: NCS-719467-HOU1 (ASR)

When Recorded Return and Send Tax Statements To:
Zephyr Point Presbyterian Conference Center
PO Box 289
Zephyr Cove, NV 89448-0289

R.P.T.T.: \$

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

The Lake Tahoe Presbyterian Conference Commission, Inc.

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Zephyr Point Presbyterian Conference Center

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Douglas**, State of **Nevada**, described as follows:

ALL THOSE PORTIONS OF THE FRACTIONAL NORTH HALF OF THE SOUTHEAST QUARTER (N ½ SE¼), ALSO DESIGNATED AS LOT 1 OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., THAT ARE DESCRIBED AS FOLLOWS:

PARCEL I:

COMMENCING AT THE MEANDER POST NO. 3, AT THE NORTHEAST CORNER OF LOT 1; THENCE ALONG THE MEANDER LINE NORTH 85° WEST 495.0 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE MEANDER LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 75°30' WEST 336.60 FEET; SOUTH 4°30' EAST 290.40 FEET; SOUTH 39° WEST 158.40 FEET; SOUTH 66° WEST 448.80 FEET; SOUTH 46° WEST 303.60 FEET; SOUTH 68° WEST 376.20 FEET; THENCE SOUTH 5° WEST A DISTANCE OF 145.20 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N¹/₂ SE¹/₄) OF SAID SECTION 9; THENCE EAST ALONG THE SOUTH LINE OF SAID NORTH HALF OF THE SOUTHEAST QUARTER (N¹/₂ SE¹/₄) OF SAID SECTION 9 TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE U.S. HIGHWAY NO. 50; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE ON A CURVE TO THE RIGHT THE TANGENT OF WHICH BEARS NORTH 3°39'52" WEST AND HAVING A RADIUS OF 1,540 FEET THROUGH A CENTRAL ANGLE OF 8°48'52" FOR AN ARC DISTANCE OF 236.91 FEET; THENCE ON A CURVE TO THE RIGHT HAVING A RADIUS 540.00 FEET THROUGH A CENTRAL ANGLE OF 41°42'42" FOR AN ARC DISTANCE OF 393.12 FEET TO THE MOST SOUTHERLY PART OF THE PARCEL CONVEYED TO CARL F. JOHNSON BY DEED RECORDED ON JANUARY 2, 1934, IN BOOK T OF DEEDS AT PAGE 486, DOUGLAS COUNTY, NEVADA RECORDS; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL NORTH 52°15' WEST A DISTANCE OF 106.53 FEET TO A POINT ON THE SOUTHERLY LINE OF THE PARCEL CONVEYED TO CARL F. JOHNSON BY DEED RECORDED DECEMBER 7, 1928 IN BOOK S OF DEEDS AT PAGE 505, DOUGLAS COUNTY, NEVADA RECORDS; THENCE ALONG THE SOUTHERLY AND WESTERLY LINE OF SAID PARCEL THE FOLLOWING COURSES AND DISTANCES, WEST 64.48 FEET AND NORTH A DISTANCE OF 610.80 FEET TO THE POINT OF BEGINNING.

PARCEL II:

ALL THAT LAND LYING BETWEEN THE NORTHERLY AND WESTERLY BOUNDARY OF THE HEREIN ABOVE DESCRIBED PARCEL I AND THE SHORE OF LAKE TAHOE, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL I; THENCE ALONG THE MEANDER LINE THE FOLLOWING COURSES AND DISTANCES: SOUTH 75°30' WEST 336.60 FEET; SOUTH 4°30' EAST 290.40 FEET; SOUTH 39° WEST 158.40 FEET; SOUTH 66° WEST 448.80 FEET; SOUTH 46° WEST 303.60 FEET; SOUTH 68° WEST 376.20 FEET; THENCE SOUTH 5° WEST A DISTANCE OF 145.20 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER (N¹/₂ SE¹/₄) OF SAID SECTION 9; THENCE WEST ALONG SAID LINE TO THE SHORE OF LAKE TAHOE; THENCE NORTHEASTERLY ALONG SAID SHORE TO A POINT WHICH BEARS NORTH FROM THE NORTHEAST CORNER OF SAID PARCEL I; THENCE SOUTH TO THE POINT OF BEGINNING.

ALSO SHOWN ON THAT CERTAIN RECORD OF SURVEY RECORDED JULY 09, 1987 AS DOCUMENT NO. 157951.

EXCEPTING ANY PORTION OF THE ABOVE DESCRIBED PROPERTY LYING WITHIN THE BED OF LAKE TAHOE BELOW THE LINE WHOSE ELEVATION IS 6223 FEET, LAKE TAHOE DATUM PURSUANT TO N.R.S. 321.595 AND ALSO EXCEPTING ANY ARTIFICIAL ACCRETIONS TO SAID LAND, WATERWARD OF SAID LAND OR NATURAL ORDINARY HIGH WATER OR, IF LAKE LEVEL HAS BEEN ARTIFICIALLY LOWERED, EXCEPTING ANY PORTION BELOW SUCH ELEVATION AS MAY BE ESTABLISHED AS THE

BOUNDARY BY BOUNDARY LINE AGREEMENT WITH THE STATE OR BY QUIET TITLE ACTION IN WHICH THE STATE IS A PARTY.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 19, 1994 IN BOOK 994, PAGE 2633 AS INSTRUMENT NO. 346299.

The Tahoe Presbyterian Conference Commission,
Inc.

by: William Stigile
Its: President

Date 5/10/2015

The Tahoe Presbyterian
Conference Commission, Inc.

by: Deana Reed
Its: Secretary

Date 05/18/2015

STATE OF **NEVADA**)
)
) :ss.
COUNTY OF **DOUGLAS**)

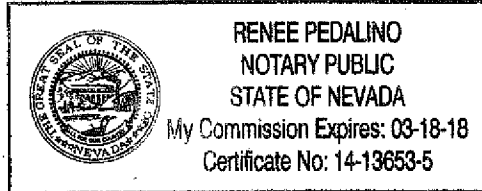
This instrument was acknowledged before me on this:
18th day of May, 2015

By: William Stigile / Its: President

By: Deana Reed / Its: Secretary

Renee Pedalino

Notary Public
(My commission expires: 3-18-18)



NOTARY INFORMATION

NOTARY PUBLIC: PLEASE PROVIDE US WITH THE FOLLOWING INFORMATION:

Your Name: (NOTARY) Renee Pedalino

Address: 110 Hwy 50, Stateline, NV

Daytime Phone Number: 775-588-6652

State: Nevada

County: Douglas

In the event **First American Title Company, LLC**, a(n) **Nebraska** Corporation comes across a problem with the Notary section I, Renee Pedalino (notary public) authorizes **First American Title Company, LLC**, a(n) **Nebraska** Corporation to make changes to the notary section only.

Renee Pedalino

Notary Public signature

Escrow Officer: **April S. Riese**
Re: **650-660 U.S. Highway 50, Zephyr Cove, NV 89448-0289**

April 21, 2015
File No.: NCS-719467-HOU1
(ASR)

AUTHORIZATION FOR QUITCLAIM

The undersigned hereby authorizes and directs Escrow Holder to prepare a Quitclaim Deed from the undersigned in favor of conveying the following described property:

ALL THOSE PORTIONS OF THE FRACTIONAL NORTH HALF OF THE SOUTHEAST QUARTER (N 1/2 SE 1/4), ALSO DESIGNATED AS LOT 1 OF THE FRACTIONAL SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M., THAT ARE DESCRIBED AS FOLLOWS:

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NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 19, 1994 IN BOOK 994, PAGE 2633 AS INSTRUMENT NO. 346299.

Escrow Holder is hereby instructed and authorized to record said Quitclaim Deed concurrently with other documents called for in the above numbered escrow without further authorization and/or approval, and without collection of any funds for the account of the undersigned.

Date: 5/18/2015

Walter Stegib

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1318-09-701-001
 b) _____
 c) _____
 d) _____

2. Type of Property
- | | |
|--|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input checked="" type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	_____
Book	Page: _____
Date of Recording:	_____
Notes:	<u>SD~Verified Supporting Docs</u>

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
- a. Transfer Tax Exemption, per 375.090, Section: 21
 b. Explain reason for exemption:
Name changed from The Lake Tahoe Presbyterian Conference Commission, Inc to Zephyr Point Presbyterian Conference Center as per Restated Articles of Incorporation Adopted 12/1/10 ST&F (CA) Stamp Mar 10, 2011
5. Partial Interest: Percentage being transferred: _____%

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 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: Secretary
 Signature: [Signature] Capacity: President

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Danna J Reed
 Address: 650-660 Hwy 50
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: William Stigile
 Address: 650-660 Hwy 50
 City: Zephyr Cove
 State: NV Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title April Riese File Number: NCS 719467
 Address: 601 Travis, Ste. 1875
 City: Houston State: TX Zip: 77002