

RECORDING REQUESTED BY  
U.S. Department of Agriculture  
Forest Service  
WHEN RECORDED MAIL TO:  
USDA—Forest Service  
Lake Tahoe Basin Management Unit  
Attn: Brian Hansen  
35 College Dr.  
South Lake Tahoe, CA 96150



KAREN ELLISON, RECORDER

REAL PROPERTY TRANSFER TAX \$ EXEMPT  
(R&T Code 11911)  
Declared: Jeff Marsolais  
Acting Forest Supervisor  
By and For: Forest Service (USDA)

QUITCLAIM DEED

THIS DEED, made this 8 day of JUNE, 20 15, between the United States of America, acting by and through the Forest Service, Department of Agriculture, hereinafter called Grantor, and Michael Andrew Gaffey and JoAnne Marie Gaffey trustees of the Michael Andrew Gaffey and JoAnne Marie Gaffey Living Trust dated March 31, 2000, hereinafter called Grantee.

WITNESSETH: The Grantor is authorized to convey certain National Forest System lands by the act of January 12, 1983 (96 Stat. 2535; 16 U.S.C. 521c).

NOW THEREFORE, the Grantor, for and in consideration of the conveyance to it by the Grantee of Lands in the county or counties and State as stated in the deed to the United States, the receipt whereof is hereby duly acknowledged, does hereby remise, release, and quitclaim unto the Grantees, its successors and assigns all its right, title, interest, and claim, in and to the real property situated in the County of Douglas, State of Nevada, described as follows:

See attached Exhibit A: "Description – Gaffey Resultant Adjusted Lot 3".

See attached Exhibit B: "Description – U.S.F.S. Resultant Adjusted Lot 4".

See attached Exhibit C: "Description – U.S.F.S. to Gaffey".

See attached Exhibit D: United States Forest Service "Acceptance and Release".



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )

County of Solano )

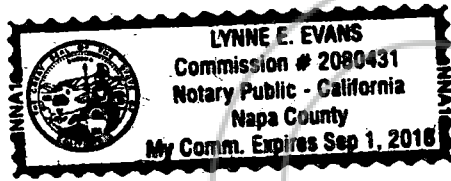
On June 8 2015 before me, Lynne E. Evans  
Date Here Insert Name and Title of the Officer

personally appeared Ramiro Villalvazo  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Lynne E. Evans  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Quitclaim Deed Document Date: June 8, 2015  
Number of Pages: 2 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: Ramiro Villalvazo  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: Public Services Director

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

January 2, 2015  
14083

DESCRIPTION  
GAFFEY RESULTANT  
ADJUSTED LOT 3

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

Lot 3 per Lakewood Knolls, filed for record on May 29, 1958, as Document Number 13163;

Together with all that portion of Lot 4 per said Lakewood Knolls, more particularly described as follows:

Beginning at a point that bears South  $38^{\circ}19'27''$  East 170.69 feet from the property corner common to Lot 3, Lot 4 and Lot 9 per said Lakewood Knolls;

thence South  $88^{\circ}05'28''$  East 11.14 feet;

thence North  $84^{\circ}32'03''$  East 27.29 feet;

thence South  $51^{\circ}09'09''$  East 41.61 feet;

thence South  $30^{\circ}38'12''$  East 35.40 feet;

thence South  $37^{\circ}01'02''$  East 47.05 feet;

thence South  $06^{\circ}28'01''$  East 4.45 feet to the westerly Right-of-Way of

Chimney Rock Road;

thence along said westerly Right-of-Way of Chimney Rock Road, with a non-tangent curve concave to the southeast, with a radius of 130 feet, a central angle of  $14^{\circ}29'43''$ , and an arc length of 32.89 feet; the chord of said curve bears South  $58^{\circ}55'08''$  West 32.80 feet;

thence North  $38^{\circ}19'27''$  West 144.29 feet to the Point of Beginning.

Containing 29,436 square feet, more or less.

The Basis of Bearing for this description is the above referenced Lakewood Knolls, being the bearing of North  $38^{\circ}19'27''$  West between said Lots 3 and 4.

Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449

EXHIBIT A

January 2, 2015  
14083

DESCRIPTION  
U.S.F.S. RESULTANT  
ADJUSTED LOT 4

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

Lot 4 per Lakewood Knolls, filed for record on May 29, 1958, as Document Number 13163;

Excepting therefrom all that portion of Lot 4 per said Lakewood Knolls, more particularly described as follows:

Beginning at a point that bears South  $38^{\circ}19'27''$  East 170.69 feet from the property corner common to Lot 3, Lot 4 and Lot 9 per said Lakewood Knolls;

thence South  $88^{\circ}05'28''$  East 11.14 feet;

thence North  $84^{\circ}32'03''$  East 27.29 feet;

thence South  $51^{\circ}09'09''$  East 41.61 feet;

thence South  $30^{\circ}38'12''$  East 35.40 feet;

thence South  $37^{\circ}01'02''$  East 47.05 feet;

thence South  $06^{\circ}28'01''$  East 4.45 feet to the westerly Right-of-Way of

Chimney Rock Road;

thence along said westerly Right-of-Way of Chimney Rock Road, with a non-tangent curve concave to the southeast, with a radius of 130 feet, a central angle of  $14^{\circ}29'43''$ , and an arc length of 32.89 feet; the chord of said curve bears South  $58^{\circ}55'08''$  West 32.80 feet;

thence North  $38^{\circ}19'27''$  West 144.29 feet to the Point of Beginning.

Containing 18,159 square feet, more or less.

The Basis of Bearing for this description is the above referenced Lakewood Knolls, being the bearing of North  $38^{\circ}19'27''$  West between said Lots 3 and 4.

Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449.

EXHIBIT B

January 2, 2015  
14083

DESCRIPTION - TRANSFER  
U.S.F.S. TO GAFFEY

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

All that portion of Lot 4 per Lakewood Knolls, filed for record on May 29, 1958, as Document Number 13163, more particularly described as follows:

Beginning at a point that bears South  $38^{\circ}19'27''$  East 170.69 feet from the property corner common to Lot 3, Lot 4 and Lot 9 per said Lakewood Knolls;

thence South  $88^{\circ}05'28''$  East 11.14 feet;

thence North  $84^{\circ}32'03''$  East 27.29 feet;

thence South  $51^{\circ}09'09''$  East 41.61 feet;

thence South  $30^{\circ}38'12''$  East 35.40 feet;

thence South  $37^{\circ}01'02''$  East 47.05 feet;

thence South  $06^{\circ}28'01''$  East 4.45 feet to the westerly Right-of-Way of

Chimney Rock Road;

thence along said westerly Right-of-Way of Chimney Rock Road, with a non-tangent curve concave to the southeast, with a radius of 130 feet, a central angle of  $14^{\circ}29'43''$ , and an arc length of 32.89 feet; the chord of said curve bears South  $58^{\circ}55'08''$  West 32.80 feet;

thence North  $38^{\circ}19'27''$  West 144.29 feet to the Point of Beginning.

Containing 4,833 square feet, more or less.

The Basis of Bearing for this description is the above referenced Lakewood Knolls, being the bearing of North  $38^{\circ}19'27''$  West between said Lots 3 and 4.

Refer this description to your title company before incorporating into any legal document.

Prepared by: Turner & Associates, Inc.  
Land Surveying  
P.O. Box 5067  
Stateline, NV 89449

EXHIBIT C

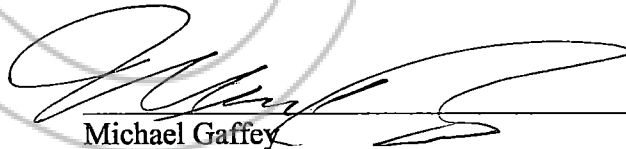
**ACCEPTANCE AND RELEASE**

We, Michael and JoAnne Gaffey, hereby accept the title adjustment offered by the United States in full and complete settlement of all title claims against the United States in relation to our property at 206 Chimney Rock; Lot 3; Lakewood Knolls; Douglas County. We have examined the maps, deeds/patents, locations of the recorded monuments set in the ground by a registered professional surveyor marking the boundary of the title adjustment, recordable instruments and other documents prepared to adjust the title of our property and believe they represent a complete, fair, and equitable settlement of all title issues related to our property.

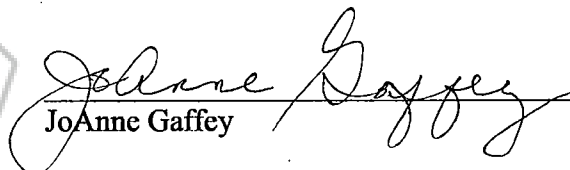
By this Acceptance and Release, Michael and JoAnne Gaffey releases and discharges the United States of America, as well as any past and present officials, employees, agents, attorneys, their successors and assigns, from any and all obligations, damages, liabilities and demands of any kind and nature whatsoever, whether suspected or unsuspected, at law or in equity, known or unknown, arising out of any and all title claims relating to the property at 206 Chimney Rock; Lot 3; Lakewood Knolls; Douglas County, including any claims for attorneys' fees and costs.

Michael and JoAnne Gaffey will indemnify and save harmless the United States from any loss, claim, expense, demand or cause of action of any kind or character through the assertion by any assignee, subrogee, successor, heirs or legatee of claim or claims connected with the subject matter of this release, and from any loss incurred directly or indirectly by reason of the falsity or inaccuracy of any representation made by Michael and JoAnne Gaffey.

1-21-2015  
Date

  
\_\_\_\_\_  
Michael Gaffey

1-21-2015  
Date

  
\_\_\_\_\_  
JoAnne Gaffey

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-710-004
- b) 1318-23-710-003
- 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: _____	

3. Total Value/Sales Price of Property

\$ 16,945.15

Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_

Transfer Tax Value: \_\_\_\_\_

Real Property Transfer Tax Due \$ 66.30

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_
- b. Explain Reason for Exemption: \_\_\_\_\_

BLA Record of Survey Recording Concurrent

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 REPRESENTATIVE

Signature \_\_\_\_\_

Capacity \_\_\_\_\_

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

Print Name: USDA FOREST SERVICE

Address: 35 COLLEGE DRIVE

City: SOUTH LAKE TAHOE, CA

State: CA Zip: 96150

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

Print Name: MICHAEL & JOANNE CUTTEY

Address: PO BOX 5575

City: SPATELINO

State: NV Zip: 89449

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

Print Name: ROBERT McDAWELL

Address: 1017 SILVERANCH

City: GARDNERVILLE,

Escrow #: \_\_\_\_\_

State: NV Zip: 89460