

DOUGLAS COUNTY, NV

2015-867416

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

08/06/2015 08:14 AM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

APN: 132036001017

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

Exempt: (7)

Recording Requested By:

Benjamin Franklin Blair
1896 Borda Way
Gardnerville, Nevada 89410

After Recording Mail To:

Benjamin Franklin Blair
1896 Borda Way
Gardnerville, Nevada 89410

Send Subsequent Tax Bills To:

Benjamin Franklin Blair
1896 Borda Way
Gardnerville, Nevada 89410

①
QUITCLAIM DEED

TITLE OF DOCUMENT

U0558677-3081177

THIS INDENTURE WITNESSETH THAT, **Benjamin Franklin Blair and Dolores Ann Blair, Trustees under the Blair Living Trust, dated November 3, 2004, and any amendments thereto**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Benjamin Franklin Blair and Dolores Ann Blair, husband and wife**, whose address is 1896 Borda Way, Gardnerville, Nevada 89410,

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.

MORE commonly known as: **1896 Borda Way, Gardnerville, Nevada 89410**

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 29 day of July, 2015.

Benjamin Franklin Blair trustee
Benjamin Franklin Blair, Trustee

Dolores Ann Blair, Trustee
Dolores Ann Blair, Trustee

STATE OF NEVADA

COUNTY OF DOUGLAS ss.

This instrument was acknowledged before me, this 29th day of July, 2015, by **Benjamin Franklin Blair, Trustee and Dolores Ann Blair, Trustee.**

NOTARY STAMP/SEAL

Keith Leah
Notary Public

NOTARY
Title and Rank
My Commission Expires: _____

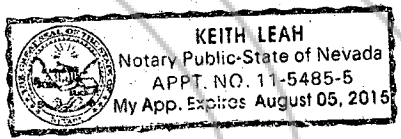


EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 132036001017

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

A PARCEL OF LAND LOCATED WITHIN THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., WITHIN DOUGLAS COUNTY, NEVADA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 13 NORTH, RANGE 20 EAST, M/D/B & M.:

THENCE NORTH 37 DEGREES 46 MINUTES 14 SECONDS EAST, A DISTANCE OF 3,876.36 FEET TO THE TRUE POINT OF BEGINNING, SAID CORNER BEING MARKED BY A 5/8" REBAR WITH CAP STAMPED PLS 320;

THENCE NORTH 76 DEGREES 46 MINUTES 23 SECONDS EAST, A DISTANCE OF 320.00 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3209;

THENCE SOUTH 00 DEGREES 48 MINUTES 32 SECONDS WEST, A DISTANCE OF 479.97 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 6200;

THENCE SOUTH 89 DEGREES 29 MINUTES 37 SECONDS WEST, A DISTANCE OF 334.85 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE SOUTH 07 DEGREES 35 MINUTES 09 SECONDS WEST, A DISTANCE OF 330.45 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE SOUTH 04 DEGREES 15 MINUTES 48 SECONDS EAST, A DISTANCE OF 77.00 FEET TO THE TRUE POINT OF BEGINNING, AS SHOWN OF BOUNDARY LINE ADJUSTMENT AND DEED RECORDED NOVEMBER 6, 1998, IN BOOK 1198, PAGE 1675, AS DOCUMENT NO. 453549.

ALSO KNOW AS A PORTION OF LOT 1, BLOCK K OF THE WILDFLOWER RIDGE UNIT 3-A RECORDED FEBRUARY 5, 1991, IN BOOK 291, PAGE 312, AS DOCUMENT NO. 244240.

NOTE: THE ABOVE METES AND BOUND DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED JUNE 18, 2012, AS INSTRUMENT NO. 0804239.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 1896 Borda Way , Gardnerville, NV 89410

