

DOUGLAS COUNTY, NV

2016-875343

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

01/15/2016 09:16 AM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

APN: 1420-06-401-022

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

Exempt: (7)

Recording Requested By:

Margaret R. Royce
3619 Summerhill Road
Carson City, Nevada 89705

After Recording Mail To:

Margaret R. Royce
3619 Summerhill Road
Carson City, Nevada 89705

Send Subsequent Tax Bills To:

Margaret R. Royce
3619 Summerhill Road
Carson City, Nevada 89705

61064971-
3278723

QUITCLAIM DEED ①

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Margaret R. Royce, Trustee of the M. Royce Trust u/d/t June 29, 2012**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Margaret R. Royce, an unmarried woman**, whose address is 3619 Summerhill Road, Carson City, Nevada 89705,

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: **3619 Summerhill Road, Carson City, Nevada 89705**

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 28 day of December, 2015.

Margaret R. Royce
Margaret R. Royce, Trustee

STATE OF Nevada)
COUNTY OF Douglas) ss

This instrument was acknowledged before me, this 28 day of December, 2015, by **Margaret R. Royce, Trustee.**

NOTARY STAMP/SEAL

Sherril Macaluso
Notary Public

Notary Public
Title and Rank
My Commission Expires: 07/30/2019

 SHERRI A. MACALUSO
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 07-4554-2 - Expires July 30, 2019

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE INDEPENDENT CITY OF CARSON CITY IN THE COUNTY OF DOUGLAS IN THE STATE OF NEVADA

ALL THAT REAL PROPERTY BEING A PORTION OF LOT 1 OF THE SOUTHWEST ¼ SECTION , TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER SECTION 6, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., THENCE NORTH 0 DEGREE 11' 10" EAST ALONG SAID NORTH-SOUTH CENTER OF SECTION LINE A DISTANCE OF 431.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREE 11' 10" EAST ALONG THE NORTH-SOUTH CENTER OF SECTION LINE A DISTANCE OF 140.23 FEET TO A POINT; THENCE SOUTH 89 DEGREES 28' 05" WEST A DISTANCE OF 310.63 FEET TO A POINT; THENCE SOUTH 0 DEGREE 12' 15" WEST A DISTANCE OF 140.23 FEET TO A POINT; THENCE NORTH 89 DEGREES 28' 05" EAST A DISTANCE OF 310.67 FEET TO THE TRUE POINT OF BEGINNING.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **August 1, 2012**, as Book **0812**, Page **0190**, in Douglas County Records, Douglas County, Nevada.

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 1420-06-401-022

Land Situated in the Independent City of Carson City in the County of Douglas in the State of NV

ALL THAT REAL PROPERTY BEING A PORTION OF LOT 1 OF THE SOUTHWEST 1/4 SECTION 6, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER SECTION 6, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B. & M., THENCE NORTH 0 DEGREE 11' 10" EAST ALONG SAID NORTH-SOUTH CENTER OF SECTION LINE A DISTANCE OF 431.08 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREE 11' 10" EAST ALONG THE NORTH-SOUTH CENTER OF SECTION LINE A DISTANCE OF 140.23 FEET TO A POINT; THENCE SOUTH 89 DEGREES 28' 05" WEST A DISTANCE OF 310.63 FEET TO A POINT; THENCE SOUTH 0 DEGREE 12' 15" WEST A DISTANCE OF 140.23 FEET TO A POINT; THENCE NORTH 89 DEGREES 28' 05" EAST A DISTANCE OF 310.67 FEET TO THE TRUE POINT OF BEGINNING.

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

Commonly known as: 3619 Summerhill Rd , Carson City, NV 89705-6814