DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$16.00 \$16.00 Pgs=3 2016-875343

01/15/2016 09:16 AM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

APN: <u>1420-06-401-022</u>

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





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, 20 15.
Margaret R. Royce, Trustee
STATE OF Desch
COUNTY OF Douglas
This instrument was acknowledged before me, this <u>38</u> day of <u>100 m/20</u> 20 h, by Margaret R. Royce, Trustee.
Notary Stamp/SEAL
Notary Public
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 **<u>Deed</u>**, recorded on **<u>August 1</u>**, **<u>2012</u>**, as Book **0812**, Page **0190**, in Douglas County Records, Douglas County, Nevada.



STATE OF NEVADA DECLARATION OF VALUE FORM

1.	a) <u>1420-06-</u> b)	rcel Number(s) 401-022					
2.	e) Apt. E g) Agric	nt Land o/Townhouse	b) X Single Fam. Res d) 2-4 Plex f) Comm'l/Ind'I h) Mobile Home	Date of Rec	RDER'S OPTION/ nstrument #: Page: ording: Verified Trust	1	
3.	Deed in Lieu Transfer Tax		Only (value of property)	\$ \$ \$	0.00 0.00 0.00 0.00		
4.		Tax Exemption p	per NRS 375.090, Section ption: <u>Transfer witho</u>		on to or from a]	Γ <u>rust</u>	
5.	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 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: Capacity: Grantee Signature: Grantee							
<u>SE</u>		NTOR INFORM	\ /	BUYER (GRAM	NTEE) INFORMA		
	(RE	QUIRED)		(REQI	JIRED)		
Ac Cit		Margaret R. Ro 3619 Summerh Carson City	hill Road	Print Name: Address: City:	M. Royce Trus 3619 Summer Carson City	hill Road	
St	ate:	Nevada	Zip: 89705	State:	Nevada	Zip: 89705	
COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)							
	int Name:	Title Source, Ir		#: <u>61064971</u>			
	ldress: ty, State, Zip:	662 Woodward Detroit, Michig					

(AS A PUBLIC RECORD, THIS FORM MAY BE RECORDED/MICROFILMED)

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