

DOUGLAS COUNTY, NV

2016-882891

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

06/21/2016 08:28 AM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

APN: 132036001016

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

Exempt: (7)

Recording Requested By:

John E. Lewis

1511 Saltbush Court

Gardnerville, NV 89410

After Recording Mail To:

John and Janet Lewis

1511 Saltbush Court

Gardnerville, NV 89410

Send Subsequent Tax Bills To:

John E. Lewis and Janet T. Lewis

1511 Saltbush Court

Gardnerville, NV 89410

② 61725251-3510533

QUITCLAIM DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **John E. Lewis and Janet T. Lewis, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **John E. Lewis and Janet T. Lewis, as Trustees of the Lewis Revocable Trust, dated January 11, 1993**, whose address is 1511 Saltbush Court, 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: **1511 Saltbush Court, 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 11 day of June, 2016.

John E Lewis
John E. Lewis

Janet T Lewis
Janet T. Lewis

STATE OF Nevada)

COUNTY OF Douglas)
ss

This instrument was acknowledged before me, this 11 day of June, 2016, by **John E. Lewis and Janet T. Lewis.**

NOTARY STAMP/SEAL

Brandy King
Notary Public

Notary
Title and Rank
My Commission Expires: 4/29/19



EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

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

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

THENCE N 37°46'14" E 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 3209;

THENCE S 04°15'48" W A DISTANCE OF 77.00 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE S 07°35'09" E A DISTANCE OF 330.45 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE N 89°29'37" W A DISTANCE OF 68.00 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3209;

THENCE N 89°30'22" W A DISTANCE OF 157.65 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3209;

THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIAL BEARING OF N 00°37'02" E, AND A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 90°10'56", AN ARC LENGTH OF 39.35 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3209;

THENCE ALONG A CURVE TO THE LEFT, WITH A RADIAL BEARING OF N 89°29'42" W, AND A RADIUS OF 325.00 FEET, THROUGH A CENTRAL ANGLE OF 39°15'34", AN ARC LENGTH OF 222.69 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3209;

THENCE N 38°35'33" W A DISTANCE OF 143.00 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3209;

THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIAL BEARING OF N 51°15'29" E, AND A RADIUS OF 275.00 FEET, THROUGH A CENTRAL ANGLE OF 51°05'10", AN ARC LENGTH OF 245.20 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3090;

THENCE S 88°52'57" E A DISTANCE OF 306.68 FEET TO A 5/8" REBAR WITH CAP STAMPED PLS 3209;

THENCE S 36°03'23" E A DISTANCE OF 205.10 FEET TO THE TRUE POINT OF BEGINNING.

Per NRS 111.312 - The Legal Description appeared previously in **Quitclaim Deed**, recorded on June 17th, 2016 as Book _____, Page _____, Document No. 2016-882786 in Douglas County Records, Douglas County, Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	
Verified Trust Cert - JS	

1. Assessor Parcel Number(s)
 a) 132036001016
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) ___ Vacant Land b) Single Fam. Res.
 c) ___ Condo/Townhouse d) ___ 2-4 Plex
 e) ___ Apt. Bldg f) ___ Comm'l/Ind'l
 g) ___ Agricultural h) ___ Mobile Home
 ___ Other: _____

3. Total Value /Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfers without consideration from a trust

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: John E Lewis Capacity: Grantor
 Signature: Janet T Lewis Capacity: Grantee

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

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

Print Name: **Lewis Revocable Trust**
 Address: **1511 Saltbush Court**
 City: **Gardnerville**
 State: **Nevada** Zip: **89410**

Print Name: **John E. Lewis**
 Address: **1511 Saltbush Court**
 City: **Gardnerville**
 State: **Nevada** Zip: **89410**

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

Print Name: Title Source, Inc.
 Address: 662 Woodward Avenue
 City, State, Zip: Detroit, MI 48226

Escrow #: 61725251

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