

DOUGLAS COUNTY, NV

2016-884125

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

07/11/2016 10:55 AM

TITLE SOURCE, INC.

KAREN ELLISON, RECORDER

E07

**APN:** 142008501001

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

Exempt: (7)

**Recording Requested By:**

Dennis Conway  
3590 Center Drive  
Carson City, NV 89701

**After Recording Mail To:**

Dennis and Marcia Conway  
3590 Center Drive  
Carson City, NV 89701

**Send Subsequent Tax Bills To:**

Dennis and Marcia Conway  
3590 Center Drive  
Carson City, NV 89701

① 61879324-3542858

**QUITCLAIM DEED**

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT, **Dennis Conway and Marcia Conway, Trustees of the Dennis B and Marcia Conway Joint Living Trust, dated June 26, 2003**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to **Dennis Conway and Marcia Conway, husband and wife, as joint tenants with right of survivorship and not as tenants in common**, whose address is 3590 Center Drive, Carson City, Nevada 89701,

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: **3590 Center Drive, Carson City, Nevada 89701**

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 1<sup>st</sup> day of July, 2016.

[Signature] Trustee  
Dennis Conway, Trustee

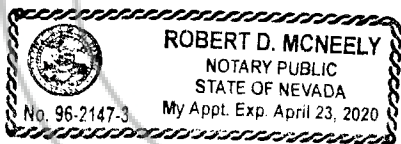
[Signature]  
Marcia Conway, Trustee  
Trustee

STATE OF NEVADA )  
COUNTY OF DOUGLAS ) ss

This instrument was acknowledged before me, this 1 day of JULY, 2016, by **Dennis Conway, Trustee and Marcia Conway, Trustee.**

NOTARY STAMP/SEAL

[Signature]  
Notary Public Robert D. McNeely  
**NOTARY**  
Title and Rank  
My Commission Expires: 4-23-2020



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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

PARCEL 1:

A PORTION OF THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER (1/4) SECTION CORNER FOR SECTIONS 5 AND 8, MARKED WITH A ONEINCH DIAMETER IRON PIPE SET ALONGSIDE A STONE MARKED 1/4, BEING THE TRUE POINT OF BEGINNING OF PARCEL "A"; THENCE NORTH 89°43'14" EAST, 524.56 FEET TO THE WESTERLY LINE OF A 50 FOOT PUBLIC ROADWAY EASEMENT; THENCE SOUTH 24°37' EAST, 439.50 FEET ALONG THE WESTERLY LINE OF A 50 FOOT PUBLIC ROADWAY EASEMENT; THENCE THROUGH A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 28°59'18", RADIUS 530 FEET, AN ARC LENGTH OF 268.15 FEET TO THE LINE DIVIDING THE NORTH HALF (N 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4) AND THE SOUTH HALF (S 1/2) OF THE NORTH HALF (N 1/2) OF THE NORTHEAST QUARTER (NE 1/4); THENCE SOUTH 89°44'11" WEST, 752.97 FEET TO A 5/8" IRON PIN WITH TAG RLS#827; THENCE NORTH 00°06'43" WEST, 661.63 FEET TO THE TRUE POINT OF BEGINNING.

SAID LAND IS SHOWN AS PARCEL A OF THAT CERTAIN RECORD OF SURVEY MAP FOR DENNIS AND MARCIA CONWAY, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON NOVEMBER 20, 1995 AS FILE NO. 375266.

REFERENCE IS HEREBY ALSO MADE TO THAT CERTAIN RECORD OF SURVEY MAP PER ORDER OF FIRST DISTRICT COURT OF CARSON CITY, NEVADA, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON JULY 26, 1985, AS FILE NO. 120654 AND AS AMENDED ON JUNE 3, 1986, AS FILE NO. 135681, OFFICIAL RECORDS.

PARCEL 2:

AN EASEMENT FOR INGRESS, EGRESS, ROADWAY AND PUBLIC UTILITY PURPOSES AS DESCRIBED IN THE ROADWAY AND PUBLIC UTILITY DEED RECORDED ON JANUARY 18, 1995 AS DOCUMENT NO. 171247, OFFICIAL RECORDS, CARSON CITY, NEVADA AND RECORDED ON JANUARY 18, 1995 IN BOOK 195, PAGE 2371, OFFICIAL RECORDS AS DOCUMENT NO. 354535, DOUGLAS COUNTY, NEVADA AND RERECORDED ON JANUARY 26, 1996 IN BOOK 196 AT PAGE 4580, OFFICIAL RECORDS AS DOCUMENT NO. 379860, DOUGLAS COUNTY, NEVADA.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION (continued)**

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DEED OF TRUST RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON APRIL 18, 2001, AS DOCUMENT NO. 512560 OF OFFICIAL RECORDS.

Per NRS 111.312 - The Legal Description appeared previously in **Deed**, recorded on **September 9, 2005**, as Book **0905**, Page **3138**, 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 - JS

1. Assessor Parcel Number(s)  
 a) 142008501001  
 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: *Dennis B and Marcia* Trustee Capacity: *Grantor*  
 Signature: *Marcia Conway* Trustee Capacity: *Grantor*

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

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

Print Name: **Dennis B and Marcia  
Joint Living Trust**  
 Address: **3590 Center Drive**  
 City: **Carson City**  
 State: **Nevada** Zip: **89701**

Print Name: **Dennis Conway  
Marcia Conway**  
 Address: **3590 Center Drive**  
 City: **Carson City**  
 State: **Nevada** Zip: **89701**

**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 #: 61879324

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