

DOUGLAS COUNTY, NV

2016-891429

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

11/30/2016 03:48 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

E05

APN: 1022-13-001-025

RECORDING REQUESTED BY:

Linda Dupuis-Fricke  
5527 C South Morgan St  
Seattle, WA 98118

AFTER RECORDATION, RETURN BY MAIL TO:

Linda Dupuis-Fricke  
5527 C South Morgan St  
Seattle, WA 98118

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUIT CLAIM DEED

THIS QUITCLAIM DEED, executed this 10th day of November, 2016, by first party, Grantors, LINDA DUPUIS-FRICKE, VIRGINIA L. PROWSE and VIRGINIA HAWK-CLOUSER, Co-Executors of the estate of SAMUEL HENRY DUPUIS, to second party, Grantees, LINDA DUPUIS-FRICKE, a married woman as her sole and separate property, and VIRGINIA L. PROWSE, a married woman as her sole and separate property, as tenants in common.

WITNESSETH, That the said first party, for good consideration and for the sum of Ten Dollars (\$10.00) paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Douglas, State of Nevada to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.


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 now of record, if any.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written.

*Virginia Hawk-Clouser*  
Virginia Hawk-Clouser

STATE OF NEVADA )  
) SS:  
COUNTY OF DOUGLAS )

This instrument was acknowledged before me on the 16 day of Nov., 2016, by Virginia Hawk-Clouser.

 M.J. GYLL  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 03-82960-5 - Expires March 19, 2018

*M. Gyll*  
Notary Public

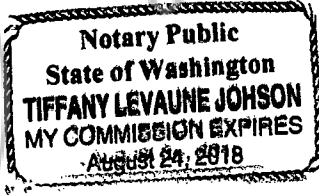
Linda DuPuis Fricke  
Linda DuPuis Fricke

Virginia L. Prowse  
Virginia L. Prowse

STATE OF Washington )  
~~NEVADA~~ )  
COUNTY OF King : ss.  
~~DOUGLAS~~ )

This instrument was acknowledged before me on November 10th, 2016 by Linda DuPuis Fricke and Virginia L. Prowse

[Signature]  
Notary Public  
(My commission expires: 8/24/2018)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **October 24, 2016** under Escrow No. **143-2512465**.

**EXHIBIT 'A'**

**A PARCEL OF LAND LOCATED WITHIN A PORTION OF SECTION 13, TOWNSHIP 10 NORTH, RANGE 22 EAST, MDM, DOUGLAS COUNTY, NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE NORTHEAST CORNER OF LOT 24 AS SHOWN ON THE RECORD OF SURVEY FOR WALKER RIVER DEVELOPMENT CO., DOCUMENT NO. 45991 OF THE DOUGLAS COUNTY RECORDER'S OFFICE, WHICH BEARS S. 39°57'41" E., 1467.93' FEET FROM THE NORTH ONE-QUARTER CORNER OF SAID SECTION 13;**

**THENCE S. 08°12'02" E., ALONG THE EASTERLY LINE OF SAID LOT 24, 1005.31' TO THE SOUTHEASTERLY CORNER OF SAID LOT 24;**

**THENCE S. 48°57'51" W., 96.21' TO THE MOST NORTHERLY CORNER OF LOT 22 AS SHOWN ON SAID RECORD OF SURVEY;**

**THENCE S. 01°00'36" W., ALONG THE EASTERLY LINE OF SAID LOT 22, 1330.18' TO THE MOST SOUTHERLY CORNER OF SAID LOT 22, ALSO BEING THE NORTHEASTERLY CORNER OF LOT 21 AS SHOWN ON SAID RECORD OF SURVEY;**

**THENCE S. 00°00'00" E., ALONG THE EASTERLY LINE OF SAID LOT 21, 280.00' TO THE SOUTHEAST CORNER OF SAID LOT 21;**

**THENCE S. 89°25'28" W., ALONG THE SOUTHERLY LINE OF SAID LOT 21, 163.31;**

**THENCE N. 01°00'00" E., 1297.19';**

**THENCE S. 49°05'23" W., 734.11;**

**THENCE N. 40°54'22" W., 130.02' TO A POINT ON THE NORTHERLY LINE OF SAID LOT 21;**

**THENCE N. 49°04'31" E., ALONG SAID NORTHERLY LINE OF LOT 21, AND CONTINUING ALONG THE NORTHERLY LINE OF SAID LOT 22, 560.23' TO THE MOST SOUTHERLY CORNER OF LOT 23 AS SHOWN SAID RECORD OF SURVEY;**

**THENCE N. 40°40'04" W., ALONG THE SOUTHWESTERLY LINE OF SAID LOT 23, 895.60' TO THE MOST WESTERLY CORNER OF SAID LOT 23, ALSO BEING THE MOST SOUTHERLY CORNER OF "ADJUSTED APN 1022-13-001-005 AS SHOWN ON THE RECORD OF SURVEY TO SUPPORT A BOUNDARY LINE ADJUSTMENT FOR SAMUEL H. DUPUIS, DOCUMENT NO.**

**670364 OF THE DOUGLAS COUNTY RECORDER'S OFFICE;**

**THENCE N. 71°23'37" W., ALONG THE SOUTHERLY LINE OF SAID "ADJUSTED APN 1022-13-001-005", 75.52' TO THE WESTERLY LINE OF SAID "ADJUSTED APN 1022-13-001-005";**

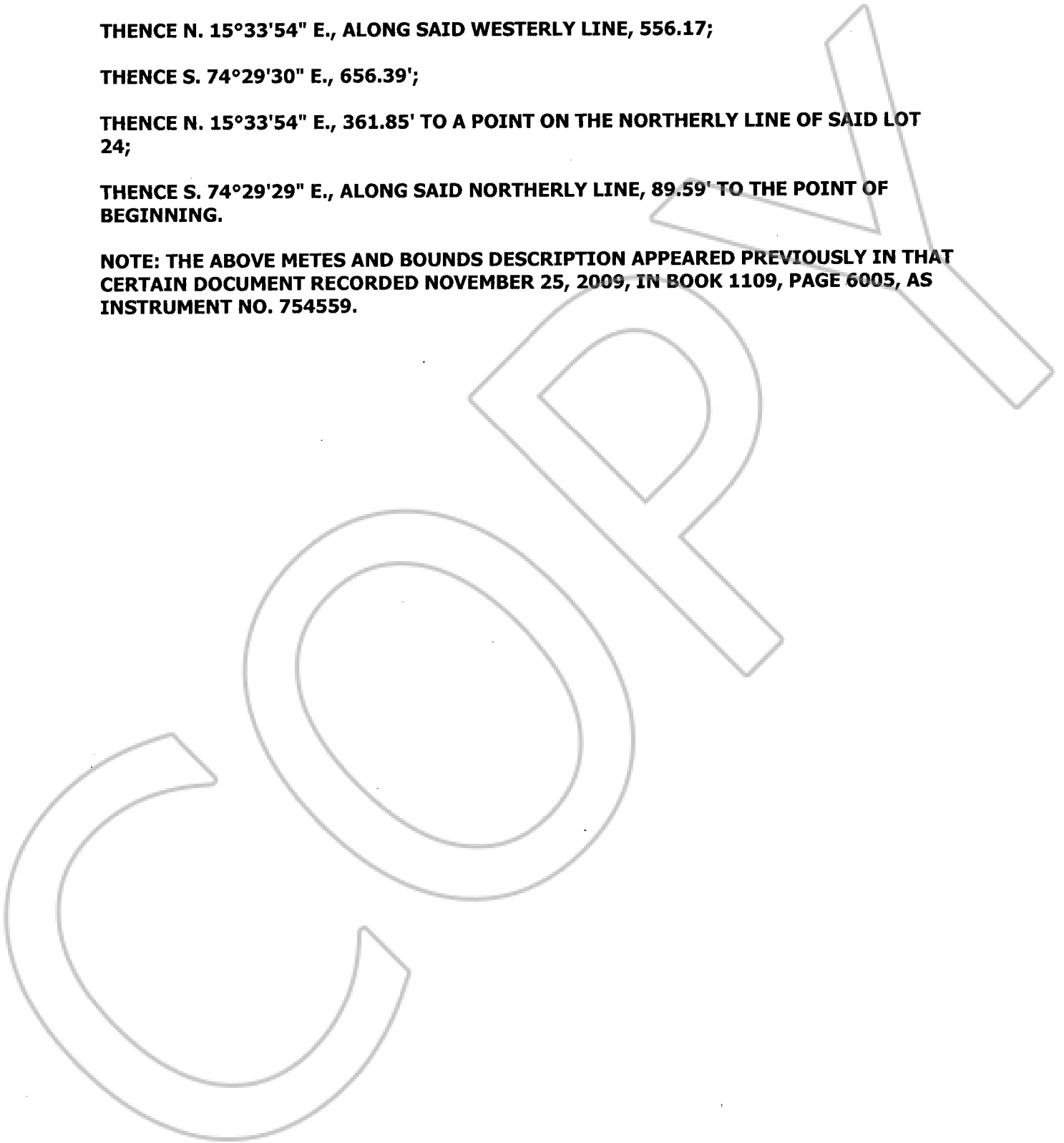
**THENCE N. 15°33'54" E., ALONG SAID WESTERLY LINE, 556.17;**

**THENCE S. 74°29'30" E., 656.39';**

**THENCE N. 15°33'54" E., 361.85' TO A POINT ON THE NORTHERLY LINE OF SAID LOT 24;**

**THENCE S. 74°29'29" E., ALONG SAID NORTHERLY LINE, 89.59' TO THE POINT OF BEGINNING.**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED NOVEMBER 25, 2009, IN BOOK 1109, PAGE 6005, AS INSTRUMENT NO. 754559.**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-13-001-025
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

2. Type of Property

- a)  Vacant Land
- b)  Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg.
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #5
- b. Explain reason for exemption:  
Transfer of title from father's estate to daughters without encumbrance

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: \_\_\_\_\_  
Signature: \_\_\_\_\_

Capacity: Grant Agent  
Capacity: \_\_\_\_\_

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

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

Print Name: Linda DuPuis Fricke - Co-Grantor  
Address: 5527-C S Morgan Street  
City: Seattle  
State: WA Zip: 98118

Print Name: Linda DuPuis Fricke  
Address: 5527 C South Morgan St  
City: Seattle  
State: WA Zip: 98118

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

First American Title Insurance  
Print Name: Company  
Address 1663 US Highway 395, Suite 101  
City: Minden

File Number: 143-2512465 NMP/ NMP  
State: NV Zip: 89423

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