

DOUGLAS COUNTY, NV **2016-892756**
RPTT:\$0.00 Rec:\$15.00
\$15.00 Pgs=2 12/29/2016 02:15 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER E05

WHEN RECORDED MAIL TO:

Christy Lyons
820 Foothill
Gardnerville, NV 89460
Escrow No. 1603280-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

APN 1219-14-002-069 Space Above for Recorder's Use Only

R.P.T.T. \$ 0.

QUITCLAIM DEED

THIS INDENTURE WITNESSETH: That Brad Lyons, spouse of Grantee FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby quitclaim to Christy Lyons, a married woman as her sole and separate property all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

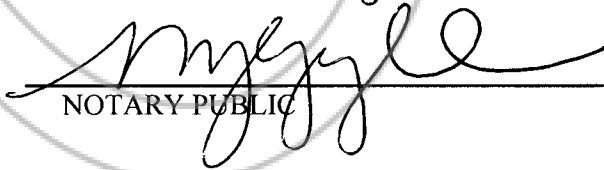
It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property, to the grantee as his/her sole and separate property.




Brad Lyons

STATE OF NEVADA } SS:
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 12-22-16,
by Brad Lyons



NOTARY PUBLIC

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

Escrow No. 1603280-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

A parcel of land located within a portion of the Southwest one-quarter of Section 14, Township 12 North, Range 19 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at a point on the West boundary line of Section 14, which bears N. 00°28'00" E., 626.98 feet from the Southwest corner thereof;

thence continuing along said line, N. 00°28'00"E., 100.00 feet;

thence N. 57°45'33" E., 230.80 feet;

thence N. 38°39'10" W., 52.00 feet;

thence N. 48°32'25" E., 403.87 feet to a point on the Westerly right-of-way line of Foothill Road;

thence along said right-of-way, S. 38°39'10" E., 145.00 feet;

thence S. 51°03'07" W., 250.00 feet;

thence N. 38°39'10" W., 25.00 feet;

thence S. 51°03'07" W., 445.84 feet to the POINT OF BEGINNING.

Note: Legal description previously contained in Document No. 702787, recorded June 11, 2007 in Book 607, Page 3043, Official Records of Douglas County, State of Nevada.

APN: 1219-14-002-069

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1219-14-002-069
- 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 0

Transfer Tax Value \$ _____

Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 5
- b. Explain Reason for Exemption: remove spousal interest without consideration

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 agent

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name Brad Lyons

Address: 820 Foothill
Gardnerville, NV 89460

City, State, Zip

(REQUIRED)

Print Name: Christy Lyons

Address: 820 Foothill
Gardnerville, NV 89460

City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1603280-RLT

Address: 1483 Highway 395 N, Suite B

City, State, Zip: Gardnerville, NV 89410