

DOUGLAS COUNTY, NV

2021-968317

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

05/28/2021 01:25 PM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

APN: 122010301018

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

Exempt: (7)

Recording Requested By:

Lynn Hettrick

1475 Glenwood Drive

Gardnerville, NV 89460

After Recording Mail To:

Lynn Hettrick, et al

1475 Glenwood Drive

Gardnerville, NV 89460

Send Subsequent Tax Bills To:

Lynn Hettrick, et al

1475 Glenwood Drive

Gardnerville, NV 89460

QUITCLAIM DEED

THIS INDENTURE WITNESSETH THAT, Lynn Hettrick and Arla Hettrick, husband and wife, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Lynn Hettrick and Arla Hettrick, Trustees of the Hettrick Family 1991 Trust dated June 17, 1991, whose address is 1475 Glenwood Drive, Gardnerville, NV 89460,

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.

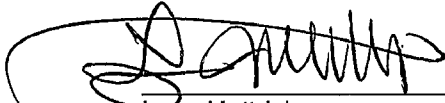
MORE commonly known as: 1475 Glenwood Drive, Gardnerville, NV 89460

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.

(Attached to and becoming a part of Quitclaim Deed dated October 19, 2020
between Lynn Hettrick and Arla Hettrick, husband and wife, as Seller(s) and Lynn Hettrick and Arla
Hettrick, Trustees of the Hettrick Family 1991 Trust dated June 17, 1991, as Purchaser(s).)

WITNESS my/our hands, this 19th day of October, 2020.



Lynn Hettrick

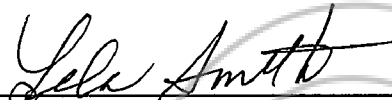


Arla Hettrick

STATE OF Nevada)
COUNTY OF Douglas) ss

This instrument was acknowledged before me, this 19th day of October,
2020, by Lynn Hettrick and Arla Hettrick.

NOTARY STAMP/SEAL



Notary Public

Notary Public in and for the State of Nevada
Title and Rank
My Commission Expires: March 11, 2024

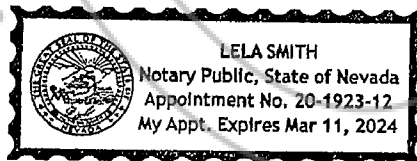




EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 122010301018

Land situated in the County of Douglas in the State of NV

THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL NO. 3 AS SET FORTH ON THAT CERTAIN PARCEL MAP FILED FOR RECORD FEBRUARY 22, 1977, AS DOCUMENT NO. 07057, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

EXCEPTING THEREFROM A PORTION OF THE SOUTH 1/2 SECTION 10, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., ALSO BEING A PORTION OF PARCEL 3 OF A PARCEL MAP FOR DR. CARL SCHMIDT, RECORDED BOOK 277, PAGE 949 AS DOCUMENT NO. 07057, AND A PORTION OF THE LAND DESCRIBED IN DEED RECORDED IN BOOK 477, PAGE 453, AS DOCUMENT NO. 06326, ALL OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID PARCEL NO. 3: THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID PARCEL, NORTH 12 DEGREES 53 MINUTES 26 SECONDS EAST, 166.18 FEET; THENCE NORTH 58 DEGREES 33 MINUTES 51 SECONDS EAST, 6.49 FEET; THENCE NORTH 68 DEGREES 37 MINUTES 44 SECONDS EAST, 44.63 FEET TO THE SOUTHWEST CORNER OF LOT 18, COUNTRY CLUB ESTATES, AS SAID SUBDIVISION IS RECORDED IN BOOK 51, PAGE 377, RECORDS OF DOUGLAS COUNTY; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT 18, NORTH 8 DEGREES 50 MINUTES 51 SECONDS EAST, 100.00 FEET; THENCE SOUTH 0 DEGREES 52 MINUTES 00 SECONDS WEST, 93.35 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 18; THENCE EASTERLY AND NORTHERLY ALONG SAID SOUTHERLY LINE, NORTH 68 DEGREES 37 MINUTES 44 SECONDS EAST, 20.29 FEET; THENCE NORTH 39 DEGREES 58 MINUTES 01 SECONDS EAST, 199.60 FEET; THENCE SOUTH 12 DEGREES 09 MINUTES 57 SECONDS EAST, 306.91 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PARCEL NO. 3; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, SOUTH 79 DEGREES 16 MINUTES 00 SECONDS WEST, 309.04 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF LOT 17, COUNTRY CLUB ESTATES SUBDIVISION, LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10 TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 17, PROCEED SOUTH 20 DEGREES 57 MINUTES 10 SECONDS WEST, 171.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 17; THENCE NORTH 56 DEGREES 14 MINUTES 49 SECONDS WEST, 40.00 FEET, ALONG THE SOUTHERLY BOUNDARY OF LOT 17, TO A POINT; THENCE NORTH 74 DEGREES 36 MINUTES WEST, ALONG THE SOUTHERLY BOUNDARY OF LOT 17, 11.05 FEET, TO THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED RIGHT-OF-WAY; THENCE NORTH 20 DEGREES 57 MINUTES 10 SECONDS EAST, 163.58 FEET TO THE NORTHWEST CORNER OF THE HEREIN DESCRIBED RIGHT-OF-WAY; THENCE SOUTH 69 DEGREES 02 MINUTES 50 SECONDS EAST, 50.00 FEET, ALONG THE SOUTHERLY BOUNDARY OF GLEN WOOD DRIVE, TO THE TRUE POINT OF BEGINNING.

Being the same property conveyed to Lynn Hettrick and Arla Hettrick, Trustees of the Hettrick Family 1991 Trust, by deed dated February 7, 2017 of record in Deed Instrument/Case No. 2017-894661, in the County Clerk's Office.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Commonly known as: 1475 Glenwood Dr, Gardnerville, NV 89460-8981

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Lynn Hettrick and Arla Hettrick, Trustees of the Hettrick Family 1991 Trust, by deed dated February 7, 2017 of record in Deed Instrument/Case No. 2017-894661, in the County Clerk's Office.

