DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4 05/28/2021 01:25 PM

2021-968317

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 Arla Hettrick
STATE OF <u>Mevada</u> COUNTY OF <u>Douglas</u> SS SS
This instrument was acknowledged before me, this 19th day of October 20_20_, by Lynn Hettrick and Arla Hettrick. NOTARY STAMP/SEAL
Notary Public
<u>Notary Public in and for the State</u> of Mevade Title and Rank My Commission Expires: <u>March 11, 20</u> 24
LELA SMITH Notary Public, State of Nevada Appointment No. 20-1923-12 My Appt. Expires Mar 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, PANGE 20 EAST, M.D.B. & M., DESCRIBED AS FOLLOWS:

PARCEL I:

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; THENCENORTH 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 THENORTHWEST 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.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Num	ber(s)		
a. <u>122010301018</u>			\ \
b.	<u> </u>		\ \
c.			\ \
d.			\ \
2. Type of Property:			\ \
a. Vacant Land	b. 🗸 Single Fam. Res.	FOR RECORD	ERS OPTIONAL USE ONLY
c. Condo/Twnhse	d. 2-4 Plex	Book	Page:
e. Apt. Bldg	f. Comm'l/Ind'l	Date of Record	
	h. Mobile Home		Trust Ok~A.B.
g. Agricultural Other	n. Ivloone Home	140tes: 3/20/21	Trust Ok~A.B.
<u> </u>	· cn	0.000	
3.a. Total Value/Sales Pr		\$ <u>0.00</u>	////
	closure Only (value of pro		\\
c. Transfer Tax Value:	m 70	\$ <u>0.00</u>	1
d. Real Property Transfe	er Tax Due	\$ 0.00	
4 If Frametica Claims	A.		/ /
4. If Exemption Claims		S	
	mption per NRS 375.090,		
b. Explain Reason i	or Exemption: Transfer to a tru	st without consideration.	
5 Dartial Laterrate David		00 0/	
and the second s	entage being transferred:1		NDC 275 060
	and acknowledges, under		76.
	_	The Third Control of the Control of	their information and belief,
~ ~ .	_	- 1 L	e information provided herein.
	_	- 1	on, or other determination of
		1 7	erest at 1% per month. Pursuant
to NRS 3/3.030, the Buy	er and Seller shall be jointly	y and severally hable	e for any additional amount owed.
and 21	THATA		rantar
Signature	00.0111	Capacity:G	Tailtoi
	0x/-1/- 1	In the Gra	antor
Signature Well	Hittrick	Capacity: Gra	antor
CELLED (CD ANDOD)	TALE OF DAY A TOTAL	DINGED (CD)	መመስ ነው
SELLER (GRANTOR)	-		NTEE) INFORMATION
(REQUIRED)		(REQUIRED) Print Name: Hettrick Family 1991 Trust	
Print Name: Lynn Hettrick and Arla Hettrick			
Address: 1475 Glenwood Drive		Address: 1475 Glenwood Drive	
City: Gardnerville		City: Gardnerville	
State: NV	Zip: 89460	State: NV	Zip: 89460
COMBANISAMENCONT	DECORE	INC (Document of the	ant collow an house.
	REQUESTING RECORD	Escrow # 6823	· · · · · · · · · · · · · · · · · · ·
Print Name: Amrock - R		ESCIOW # 0823.	2407
Address: 662 Woodward	Avenue	Ctatask #1	7: 19996
City: Detroit		State:MI	Zip: 48226