

APN: 1418-34-101-003

AFTER RECORDING RETURN TO:  
SILK ABSTRACT COMPANY  
300 Centerville Road, Suite 304  
Warwick, RI 02886  
File No. R-208519-NBKC

MAIL TAX STATEMENTS TO:  
**Lawrence A. Duin**  
225 Sadie Lane  
Zephyr Cove, NV 89448

## QUITCLAIM DEED

THIS DEED made and entered into on this 20 day of December, 2021, by and between **Lawrence A. Duin, a married man who acquired title as an unmarried man joined in execution by his spouse, Stacy Duin**, a mailing address of 225 Sadie Lane, Zephyr Cove, NV 89448, hereinafter referred to as Grantor(s) and **Lawrence A. Duin, a married man, as his sole and separate property**, a mailing address of 225 Sadie Lane, Zephyr Cove, NV 89448, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 225 Sadie Lane, Zephyr Cove, NV 89448

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 20 day of December, 2021.

*Lawrence A. Duin*  
Lawrence A. Duin

*Stacy Duin*  
Stacy Duin

STATE OF Nevada  
COUNTY OF Douglas

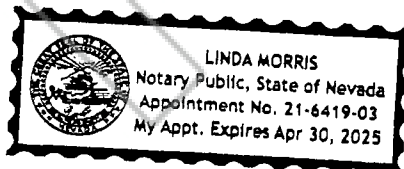
On 12/20/21, before me, the undersigned, a Notary Public in and for said State personally appeared Lawrence A. Duin and Stacy Duin personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

*Linda Morris*  
Notary Public Signature

Linda Morris  
Printed Name of Notary Public

My commission expires: 4/30/25



No title exam performed by the preparer. Legal description and party's names provided by the party.

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

THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,  
DESCRIBED AS FOLLOWS:

THAT PORTION OF SECTION 34 AND 27, TOWNSHIP 14 , RANGE 18, MOUNT DIABLO BASE  
AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE ONE-QUARTER SECTION CORNER COMMON TO SECTIONS 34 AND 27,  
TOWNSHIP 14 NORTH, RANGE 18 EAST M.D.B. AND M.; THENCE SOUTH 0 DEGREES 28  
MINUTES 52 SECONDS WEST ALONG SAID ONE-QUARTER SECTION LINE A DISTANCE OF  
360.00 FEET TO A POINT; THENCE NORTH 89 DEGREES 42 MINUTES 34 SECONDS WEST  
ALONG THE NORTH BOUNDARY OF THE PARCELS CONVEYED TO JOE HOZEMPA, BY  
DEED RECORDED OCTOBER 3, 1948 IN BOOK V OF DEEDS AT PAGE 103, DOUGLAS  
COUNTY NEVADA RECORDS A DISTANCE OF 700 FEET TO THE POINT OF BEGINNING;  
THENCE CONTINUING NORTH 89 DEGREES 42 MINUTES 34 SECONDS WEST A DISTANCE  
OF 92.10 FEET TO A POINT; THENCE SOUTH 0 DEGREES 17 MINUTES 26 SECONDS WEST A  
DISTANCE 120.00 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL CONVEYED TO  
JOE HOZEMPA; THENCE SOUTH 89 DEGREES 42 MINUTES 34 SECONDS EAST ALONG SAID  
PROPERTY LINE A DISTANCE OF 92.10 FEET TO A POINT; THENCE NORTH 0 DEGREES 17  
MINUTES 26 SECONDS EAST A DISTANCE OF 120.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THE  
CERTAIN DOCUMENT RECORDED MARCH 02, 2005, IN BOOK 0305, PAGE 00875, AS  
INSTRUMENT NO. 0637997.

SUBJECT TO

1. ALL GENERAL AND SPECIAL TAXES FOR THE CURRENT FISCAL YEAR.  
2. COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, RIGHTS, RIGHTS OF WAY  
AND EASEMENTS NOW OF RECORD.  
TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES,  
INCLUDING EASEMENTS AND WATER RIGHTS, IF ANY, THERETO BELONGING OR  
APPERTAINING, AND ANY REVERSIONS, REMAINDERS, RENTS, ISSUES OR PROFITS  
THEREOF.

BEING THE SAME PROPERTY CONVEYED TO LAWRENCE A. DUIN, AN UNMARRIED MAN  
FROM GAIL A. LINSLEY AND GIL L. LINSLEY, TRUSTEES OF THE GAIL A. AND GILL L.  
LINSLEY REVOCABLE FAMILY TRUST 2000, BY DEED DATED SEPTEMBER 08, 2012, AND  
RECORDED ON SEPTEMBER 12, 2012, AS 808993; IN BOOK 912, PAGE 2693.

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PROPERTY COMMONLY KNOWN AS: 225 Sadie Lane, Zephyr Cove , NV 89448

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1418-34-101-003  
 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  
 Other

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

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 03  
 b. Explain Reason for Exemption: Recognize true status by updating marital status

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 [Signature] Capacity: Borrower  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Lawrence A. Duin and Stacy Duin  
 Address: 225 Sadie Lane  
 City: Zephyr Cove  
 State: NV Zip: 89448

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Lawrence A. Duin  
 Address: 225 Sadie Lane  
 City: Zephyr Cove  
 State: NV Zip: 89448

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Silk Title Co Escrow # \_\_\_\_\_  
 Address: 300 Centerville Rd  
 City: Warwick State: RI Zip: 02886

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED