

A.P.N.: 1320-07-801-010
File No: 143-2634811 (mk)

When Recorded Return and Send Tax Statements To:

Suzanne Flood
15605 Fawn Lane
Reno, NV 89511

R.P.T.T.: \$0.00 Exempt #5

QUITCLAIM DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Gerald R. Flood, husband of grantee

do(es) hereby RELEASE AND FOREVER QUITCLAIM to

Suzanne A. Flood, a married woman as her sole and separate property

all the right, title, and interest of the undersigned in and to the real property situate in the County of **Douglas**, State of **Nevada**, described as follows:

A PARCEL OF LAND SITUATE IN SECTIONS 7, 8, 17 AND 18, TOWNSHIP 13 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT THE SECTION CORNER COMMON TO SECTION 7, 8, 17 AND 18, SAID CORNER BEING MARKED WITH A 1/2" STEEL PIN;
THENCE ALONG THE SECTION LINE COMMON TO SECTIONS 8 AND 17, NORTH 89°38'01" EAST, 429.43 FEET TO THE TRUE POINT OF BEGINNING;
THENCE LEAVING SAID SECTION LINE, SOUTH 00°00'43" WEST, 1321.62 FEET TO A POINT ON SOUTH LINE OF THE NORTH HALF (1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17;
THENCE ALONG THE SOUTH LINE, SOUTH 89°43'06" WEST, 429.43 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF (N 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 17;
THENCE LEAVING SAID SOUTH LINE, AND ALONG THE SECTION LINE COMMON TO SECTIONS 17 AND 18, NORTH 00°00'43" EAST, 157.62 FEET TO A POINT;
THENCE LEAVING SAID SECTION LINE, NORTH 88°26'42" WEST, 377.33 FEET TO A POINT;
THENCE NORTH 00°07'48" WEST, 688.75 FEET TO A POINT;
THENCE NORTH 88°54'17" WEST 693.19 FEET TO A POINT;
THENCE NORTH 00°07'00" EAST 462.76 FEET TO A POINT ON THE SECTION LINE COMMON TO SECTIONS 7 AND 18;
THENCE NORTH 00°07'00" EAST, 1239.23 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF AIRPORT ROAD;
THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 89°42'04" EAST, 1071.16 FEET TO THE POINT OF INTERSECTION OF SAID SOUTHERLY RIGHT OF WAY LINE WITH THE SECTION LINE COMMON TO SECTIONS 7 AND 8;**

**THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 89°46'14" EAST 429.43 FEET TO A POINT;
THENCE LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, SOUTH 00°07'00" WEST 1255.43 FEET TO THE TRUE POINT OF BEGINNING.**

NOTE: THE ABOVE METES AND BOUNDS LEGAL DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED DECEMBER 01, 2014 AS INSTRUMENT NO. 2014-853546 OF OFFICIAL RECORDS.

"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."



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-07-801-010
- 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
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$0
- 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: Deed to remove spouse not on title with no consideration.

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: agent
 Signature: _____ Capacity: _____

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

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

Print Name: Gerald R. Flood
 Address: 15605 Fawn Lane
 City: Reno
 State: NV Zip: 89511

Print Name: Suzanne A. Flood
 Address: 15605 Fawn Lane
 City: Reno
 State: NV Zip: 89511

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: 143-2634811 mk/ mk
 State: NV Zip: 89423

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