

APN: 1219-03-002-023

Affix R.P.T.T. \$

WHEN RECORDED MAIL TO and MAIL TAX  
STATEMENT TO:

Scott Michaels  
221 Buena Vista Ct.  
Gardnerville, NV. 89460



00186565202410124390040041

SHAWNYNE GARREN, RECORDER

E06

### QUIT CLAIM DEED

By this instrument dated 9/19/2024 for a valuable consideration,

That Scott K. Michaels will Remove and release all liabilities from Molly Michaels (previously married) as Molly Abreu at the cost of 0.00 dollars, This reciete is hereby acknowledged, does Grant and Convey Sole property ownership to Scott Michaels. all the real property in the County of Douglas, State of Nevada

do(es) hereby REMISE, RELEASE, and FOREVER QUITCLAIM to

Scott K. Michaels Scott K. Michaels

the following described real property in the State of Nevada, County of

See Exhibit "A"

Molly Abreu  
Grantor

STATE OF NEVADA     )  
  ) ss.  
COUNTY OF Douglas )

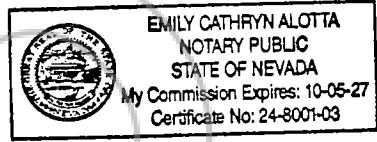
On September 19, 2024  
personally appeared before me, a Notary Public,

Molly Kay Absen  
personally known or proven to me to be the  
person(s) whose name(s) is/are subscribed to the  
above instrument who acknowledged that  
he/she/they executed this instrument for the  
purposes therein contained.

Emily Cathryn Alotta  
Notary Public

My commission expires: 10/05/2027

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*COPIES*

**EXHIBIT "A"**

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

A parcel of land, located in Southwest 1/4 of the Southwest 1/4 of Section 3, Township 12 North, Range 19 East, M.D.B.&M., Douglas County, Nevada more particularly described as follows;

Commencing at the Southwest corner of said Section 3, proceed North 0°12'19", 875.70 feet along the section line, and North 89°57' East, 284.33 feet, to the True Point of Beginning. Said point of beginning being the Southeast corner of the parcel of land described in the deed to KEITH ERWIN SCHUMACHER, et ex, recorded December 20, 1972, Book 1272, Page 520, File No. 63398, Official Records; thence North 14°06'26" East, 184.63 feet; thence Northeasterly along the Southerly boundary of the cul-de-sac of a public road, around a non-tangent curve to the left, having a beginning tangent bearing of East, a radius of 45 feet, a central angle of 40°32'57" a length of 31.85 feet, and an end tangent of North 49°27'01" East; thence South 74°17'54" East, 216.05 feet, along the Southerly boundary of a fifty foot wide public road; thence, continuing Southeasterly along said public road, boundary, around a tangent curve to the right, having a radius of 20.00 feet, a central angle of 85°07'54" and a length of 29.72 feet; thence Southerly along the Westerly boundary of fifty foot wide public road, unofficially known as "Sierra Shadows Drive", around a tangent curve to the left, having a central angle of 22°40'34" a radius of 275 feet, and a length of 108.84 feet to the Southeast corner of the parcel; thence South 89°57' West, 247.42 feet, to the Point of Beginning.

Note: Legal description previously contained in Document No. 815376, recorded December 31, 2012 in Book 1212, Page 8043, Official Records of Douglas County, State of Nevada.

