

OFFICIAL RECORD

Requested By:

TSI TITLE & ESCROW

APN: 1418-34-401-011

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

AmorosoFamily Trust
c/o Rogers Wolf, etal.
264 Village Blvd. #104
Incline Village, Nevada 89451

Douglas County - NV
Karen Ellison - Recorder

Page: 1 Of 11 Fee: 24.00
BK-0310 PG- 6890 RPTT: # 3



Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

Marjorie Luippold

**WATER RIGHTS
QUIT CLAIM DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MARJORIE LUIPPOLD, individually (f/k/a Marjorie S. Merrill, a/k/a Marjorie Merrill Luippold, and erroneously called Marjorie S. *Morrill*), and SUZANNE NEWELL, as Successor Trustee of the MARJORIE MERRILL LUIPPOLD 1996 TRUST, and CYNTHIA O'MALLEY, as Successor Trustee of the MARJORIE MERRILL LUIPPOLD 1996 TRUST, ("Transferor"), as former owner of Douglas County APN 1418-34-401-011, more particularly described on Exhibit "A" attached, do hereby release, remise and forever quitclaim to ALFRED J. AMOROSO and REGINA A. AMOROSO, as Trustee of the AMOROSO FAMILY TRUST dated 4/2/2000 ("Transferee"), as current owners of 1418-34-401-011 more particularly described on Exhibit "A" attached, all right, title and interest that Transferor may have in and to those certain water rights, lying and being in the County of Douglas, State of Nevada as commemorated by Nevada Division of Water Resources **application #8211A04** and **certificate 6741**, and more particularly described in Exhibit "B."

MARJORIE LUIPPOLD (f/k/a Marjorie S. Merrill, a/k/a Marjorie Merrill Luippold, and erroneously called Marjorie S. *Morrill*), received all right, title, and interest in the previously described water rights through a 1970 deed from Warren E. Merrill (erroneously called Warren E. *Morrill*),, which is attached as Exhibit "C." The MARJORIE MERRILL LUIPPOLD 1996 TRUST received all right, title and interest through a deed from MARJORIE LUIPPOLD through a 1996 deed, which is attached as Exhibit "D." CYNTHIA O'MALLEY and SUZANNE NEWELL became trustees of the MARJORIE MERRILL LUIPPOLD 1996 TRUST through the Resignation And Appointment Of Successor Trustee of 2009, which is attached as Exhibit "E."

Dated:

Marjorie Luippold
MARJORIE LUIPPOLD

State of California)
) ss.
County of RIVERSIDE)

On 03/26/10 before me, LYNN A. GEORGE, Notary Public personally appeared MARJORIE LUIPPOLD, personally known to me, or proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

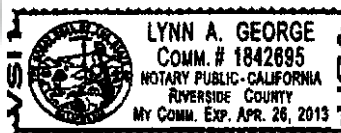
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Lynn A. George

(Seal)



Dated: March 25, 2010

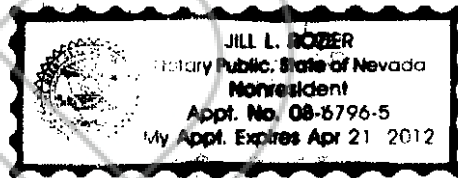
Cynthia Merrill O'Malley
CYNTHIA O'MALLEY, as Successor
Trustee of the MARJORIE MERRILL
LUIPPOLD 1996 TRUST

State of Nevada)
)
County of Douglas)
)
)
)

This instrument was acknowledged before me on March 25, 2010
by CYNTHIA O'MALLEY.

WITNESS my hand and official seal.

Jill L. Rozier
NOTARY PUBLIC



Dated: March 26, 2010

Suzanne Merrill Newell
SUZANNE NEWELL, as Successor Trustee
of the MARJORIE MERRILL
LUIPPOLD 1996 TRUST

State of Nevada)
)
County of Douglas)
)
)
)

This instrument was acknowledged before me on March 26, 2010
by SUZANNE MERRILL NEWELL.

WITNESS my hand and official seal.

Jill L. Rozier
NOTARY PUBLIC

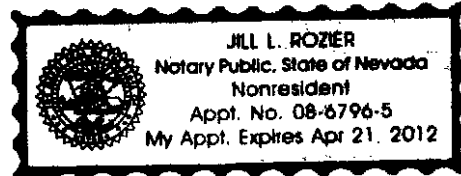


EXHIBIT A
LEGAL DESCRIPTION

Parcel 1

That portion of the Southeast Quarter of the Southwest Quarter of Section 34, Township 14 North, Range East, M.D.B.& M., that is more particularly described as follows:

Beginning at a point in the South line of the property described in deed to Hugh T. Harrison, et ux, recorded May 15, 1956, in Book C-1 of Deeds, Page 49, Douglas County, Nevada records, from which the South Quarter corner of said Section 23 bears 89°56'50" East 410.40 feet and South 29°59'42" East 378.30 feet; thence from the point of beginning North 0°03'10" East 120.00 feet; thence North 89°56'50" West 100 feet; thence South 0°03'10" West 120.00 feet to a point in the South line of property above referred to; thence South 89°56'50" East 100 feet to the point of beginning.

Parcel 2

An easement for ingress to said parcel from Highway 50, and egress therefrom to said highway to be used in common with others entitled to use the same over the strips of parcels described in documents recorded March 11, 1961 in Book 9, Pages 224, 225, 226 and 227, Douglas County, Nevada records, and over that strip of land 20 feet in width that lies 10 feet on either side of the following described centerline:

Beginning at a point on the West right of way line of U.S. Highway 50 and which bears North 21°15'55" West a distance of 703.06 feet from the South Quarter corner of Section 34, Township 14 North, Range 18 East, M.D.B.& M; thence North 89°56'12" West 285.00 feet to a point; thence South 47°23'50" West 114.00 feet; thence South 76°00'00" West 48.00 feet to the true point of beginning; thence South 13°34'00" West 71.70 feet; thence South 32°37'30" East 59.26 feet to the Northerly line of the parcel of ground conveyed by this deed. The lines of said 20-foot strip are to be lengthened or shortened to intersect the Northerly line of said parcel of ground.

Per N.R.S. 111.312 this legal description was previously recorded on December 15, 2006, in Book 1206, Page 5869, as Document No 690903, Official Records, Douglas County, State of Nevada.

APN: 1418-34-401-011

Application No. 8211 Certificate Record No. 6741 Book 21 Page 6742

THE STATE OF NEVADA
CERTIFICATE OF APPROPRIATION OF WATER

WHEREAS Charles D. Glattley-Agent has presented to the State Engineer of the State of Nevada Proof of Application of Water to Beneficial Use, from Reatty Springs and tributaries through concrete catch basin to storage tank for domestic purposes.

The point of diversion of water from the source is as follows: SE 1/4 SW 1/4 (Lot 4) Section 34, T. 14N., R. 18E., M.D.B. & M., or at a point from which the S 1/4 corner of said Section 34 bears S. 23° 33' 54" E., a distance of 905.01 feet.

situated in Douglas County, State of Nevada. Section 72, Chapter 140, Statutes of 1913 Now Know Ye, That the State Engineer, under the provisions of NEVADA has determined the date,

source, purpose, amount of appropriation, and the place where such water is apportioned, as follows:
Name of appropriator Warren E. & Marjorie S. Morrill
Post-office address Orinda, California
Amount of appropriation 1 gallon/minute but not to exceed 500 gallons/day
Period of use, from January 1st to December 31st of each year
Date of priority of appropriation July 5, 1927

Description of works of diversion, manner and place of use:
Water is developed from Reatty Springs by a concrete catch basin from which the water is conveyed by a 2-inch pipeline to a one thousand gallon galvanized storage tank; thence by 2-inch pipeline to one dwelling situated within a portion of the N 1/4 SE 1/4 SW 1/4 (Lot 4) Section 34, T. 14N., R. 18E., M.D.B. & M.

The right to water hereby determined is limited to the amount which can be beneficially used, not to exceed the amount above specified, and the use is restricted to the place and for the purpose as set forth herein.

IN TESTIMONY WHEREOF, I, ROLAND D. WESTERGARD, State Engineer

Compared [Signature] of Nevada, have hereunto set my hand and the seal of my office, this
Recorded 11-13-63 Page 258 6th day of September, A. D. 1968
Douglas County Records. [Signature] State Engineer.

EXHIBIT B

RECORDING REQUEST BY

AND WHEN RECORDED MAIL TO

Marjorie S. Merrill
 P.O. Box 1198
 Zephyr Cove, NV 89448

SILVER STATE TITLE CO.

Record at Request of
 On OCT 4 1973 At 65 Min. Past 12 M.
 Official Records of Douglas County, Nevada. Fee 1.00

Patricia J. Stanley, Recorder.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

FOR THE PAYOR'S USE

Marjorie S. Merrill
 P.O. Box 1198
 Zephyr Cove, Nevada 89448

Grant Deed

D.T.T. #

TO 400 CA 13-00.

THIS FORM FURNISHED BY TITLE INSURANCE AND TRUST COMPANY

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

WARREN E. MERRILL, a married man,

hereby GRANT(S) to MARJORIE S. MERRILL, his wife, as her sole and separate property,

the following described real property in the
 County of DOUGLAS, State of ~~California~~ NEVADA:

Parcel 13 shown on Douglas County, Nevada Assessor's
 Map, Sheet 41, being a portion of Lot 5, SE 1/4 of SW 1/4,
 Sec. 34, Township 14, NR 18, E., MDBM.

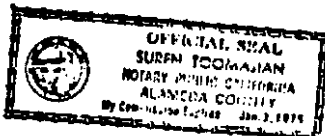
Dated August 28, 1970

Warren E. Merrill

STATE OF CALIFORNIA }
 COUNTY OF ALAMEDA } ss.
 On August 28, 1970 before me, the under-
 signed, a Notary Public in and for said State, personally appeared
 WARREN E. MERRILL, a married man,

known to me
 to be the person whose name is subscribed to the within
 instrument, and acknowledged that he executed the same.
 WITNESS my hand and official seal.

Suren Toomasian
 SUREN TOOMASIAN
 Name (Typed or Printed)



69170

Title or Use No.

Know or Loan No.

MAIL TAX STATEMENTS AS DIRECTED ABOVE

NOV 1971 PAGE 155

EXHIBIT C



RE-RECORDED TO
CORRECT APN.

1 **RECORDING REQUESTED BY AND**
2 **WHEN RECORDED MAIL TO:**
3 **SCARPELLO & ALLING, LTD.**
4 P.O. Box 3390
Lake Tahoe, NV 89449

4 **R.P.T.T. \$** # 8

QUIT CLAIM DEED

5 FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MARJORIE
6 MERRILL LUIPPOLD, who acquired title as MARJORIE S. MERRILL, and RICHARD BARTHEL
7 LUIPPOLD, husband and wife, do hereby QUIT CLAIM to MARJORIE MERRILL LUIPPOLD,
8 TRUSTEE OF THE MARJORIE MERRILL LUIPPOLD 1996 TRUST u/i/d September 30, 1996, all right,
title and interest in and to that certain real property situate, lying and being in the County of Douglas, State
of Nevada, more particularly described as follows:

9 Parcel 13 shown on Douglas County, Nevada Assessor's Map, Sheet 41,
10 being a portion of Lot 5, SE 1/4 of SW 1/4, Sec. 34, Township 14, NR
18, E., MDBM.

11 Assessor's Parcel Number: ~~03-220-03~~ 03-220-02

12 TOGETHER WITH the tenements, hereditaments and appurtenances thereunto belonging, or
13 appertaining, and the reversion and reversions, remainders and remainders, rents, issues and profits
thereof.

14 TO HAVE AND TO HOLD the said premises, together with the appurtenance, unto the said parties
15 of the second part and to the survivor of them, and to the heirs and assigns of such survivor forever.

16 DATED: Sept 30, 1996

Marjorie Merrill Luippold
MARJORIE MERRILL LUIPPOLD

18 DATED: October 3, 1996

Richard Barthel Luippold
RICHARD BARTHEL LUIPPOLD

20 STATE OF NEVADA)
): ss.
21 COUNTY OF DOUGLAS)

22 This instrument was acknowledged before me on September 30, 1996, by MARJORIE
23 MERRILL LUIPPOLD.

24 WITNESS my hand and official seal.

25 [Signature]
26 Notary Public



EXHIBIT D

400200

Lake Tahoe Office
276 Kingsbury Grade, Suite 2000
P. O. Box 3390
Lake Tahoe, NV 89449-3390
(702) 588-6676

Scarpello & Alling, Ltd.
Attorneys At Law

Carson City Office
600 E. William Street, Suite 300
Carson City, NV 89701-4052
(702) 882-4577

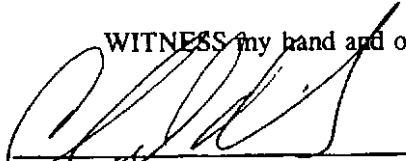


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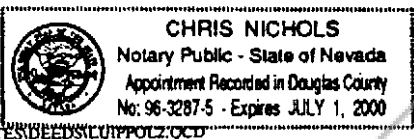
STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on October 3, 1996, by RICHARD BARTHEL LUIPPOLD.

WITNESS my hand and official seal.



Notary Public



ESTATES/BEEDS/CUTPPOLZ/QCD

Lake Tahoe Office
276 Kingsbury Grade, Suite 2000
P. O. Box 3390
Lake Tahoe, NV 89449-3390
(702) 588-6676

Scarpello & Alling, Ltd.
Attorneys At Law

Carson City Office
600 E. William Street, Suite 800
Carson City, NV 89701-4052
(702) 882-4577

Scarpello & Alling
IN OFFICE
DOUGLAS COUNTY

'96 NOV -4 A10:21

400200

Doc # 0755368
12/2/2009 11:38 AM Deputy: PK

CONFORMED COPY
Requested By:
ALLING & JILLSON

Douglas County - NV
Karen Ellison - Recorder
Page: 1 of 3 Fee: 19.00
BK-1209 PG- 2737 RPIT: 0.00

APN: 1418-34-401-009 AND 1418-34-401-011

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:

ALLING & JILLSON, LTD.
Post Office Box 3390
Lake Tahoe, NV 89449-3390

Pursuant to NRS 239B.030, I, the undersigned, affirm that this document submitted for recording does not contain the social security number of any person or persons.

Jill L. Rozier

Jill L. Rozier, Notary

COPY

**Resignation and Appointment of Successor Trustee
and
Acceptance of Appointment as Successor Co-Trustee**

EXHIBIT E

**RESIGNATION AND APPOINTMENT
OF SUCCESSOR TRUSTEE**

COMES NOW, MARJORIE MERRILL LUIPPOLD, Grantor and Trustee of the MARJORIE MERRILL LUIPPOLD 1996 TRUST, and hereby declares as follows:

1. That the undersigned executed that certain trust document entitled the **MARJORIE MERRILL LUIPPOLD 1996 TRUST**, dated September 30, 1996, and amended and restated May 25, 2001, as the Grantor and as the initial Trustee.

2. Article 7.02(a) states in pertinent part:

“Upon the death or inability to act of the Grantor, **SUZANNE MERRILL NEWELL** and **CYNTHIA MERRILL O’MALLEY** shall act as Co-Trustees hereunder. If either cannot act or ceases to act the other shall act as sole Trustee hereunder.”

3. The undersigned no longer wishes to act and does by these presents appoint **SUZANNE MERRILL NEWELL** and **CYNTHIA MERRILL O’MALLEY** to act as Successor Co-Trustees.

4. The undersign expressly reserves the right to replace any Successor Trustee or substitute a new Successor Trustee.

Dated this 6th day of November 2009.

Marjorie Merrill Luippold
MARJORIE MERRILL LUIPPOLD

ACCEPTANCE OF APPOINTMENT AS SUCCESSOR CO-TRUSTEE

I, **SUZANNE MERRILL NEWELL**, hereby accept appointment as Successor Co-Trustee of The Marjorie Merrill Luippold 1996 Trust, w/i/d September 30, 1996.

Dated this 6th day of November 2009.

Suzanne Merrill Newell
SUZANNE MERRILL NEWELL

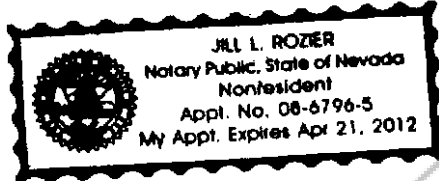
I, **CYNTHIA MERRILL O’MALLEY**, hereby accept appointment as Successor Co-Trustee of The Marjorie Merrill Luippold 1996 Trust, w/i/d September 30, 1996.

Dated this 6th day of November 2009.

Cynthia Merrill O'Malley
CYNTHIA MERRILL O’MALLEY

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

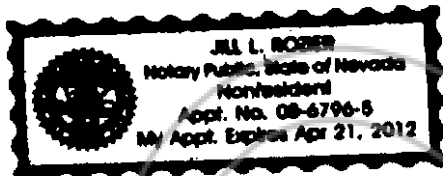
Signed and affirmed before me on November 6, 2009, by MARJORIE MERRILL LUIPPOLD.



Jill L. Rozier
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

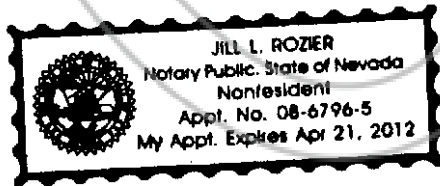
Signed and affirmed before me on November 6, 2009, by SUZANNE MERRILL NEWELL.



Jill L. Rozier
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

Signed and affirmed before me on November 6, 2009, by CYNTHIA MERRILL O'MALLEY.



Jill L. Rozier
NOTARY PUBLIC