

DOUGLAS COUNTY, NV

2016-892011

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12/13/2016 12:11 PM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

ASSESSOR'S PARCEL NO. 1318-15-111-014

WHEN RECORDED MAIL TO:

GOLNAR YAZDI, ESQ.
ANDERSON YAZDI HWANG MINTON +
HORN LLP
350 PRIMROSE ROAD
BURLINGAME, CA 94010

MAIL TAX NOTICES TO:

GARY D. BERRINGER
216 SANTA MARGARITA DRIVE
SAN RAFAEL, CA 94901

WARRANTY DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GARY D. BERRINGER AND LIANE BERRINGER, husband and wife as community property (herein, "Grantor"), whose address is 216 Santa Margarita Drive, San Rafael, CA 94901, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to GARY D. BERRINGER and LIANE BERRINGER, Trustees, or any successor in trust of THE GARY AND LIANE BERRINGER TRUST CREATED BY AGREEMENT dated May 11, 2007 (herein, "Grantee"), whose address is 216 Santa Margarita Drive, San Rafael, CA 94901, all of Grantor's right, title and undivided one-third (1/3) interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 191 Lake Shore Boulevard, Unit 65, Zephyr Cove, NV

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.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 3rd day of October, 2016.

GRANTOR:

Gary D. Berringer
GARY D. BERRINGER

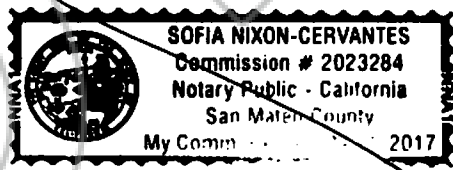
"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document"

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Mateo)

On October 3, 2016, before me, Sofia Nixon-Cervantes, a Notary Public, personally appeared Gary D. Berringer, who 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 behalf of which the person(s) 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.
Sofia Nixon-Cervantes
Notary Public



GRANTOR:

Liane Berringer
LIANE BERRINGER

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document"

STATE OF CALIFORNIA)
) ss.
COUNTY OF San Mateo)

On October 3, 2016, before me, Sofia Nixon-Cervantes, a Notary Public, personally appeared Liane Berringer, who 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 behalf of which the person(s) 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.

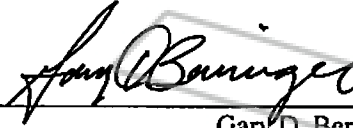
WITNESS my hand and official seal.

Sofia Nixon
Notary Public



Affirmation Statement

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.



Gary D. Berringer, Trustee
Title: Grantee



Liane Berringer, Trustee
Title: Grantee

COOPER

EXHIBIT A

The land described herein is situated in the State of Nevada, County of Douglas, described as follows:

PARCEL NO. 1

Lot 65, as shown on the official plat of PINEWILD UNIT NO 2, a Condominium, filed for record in the office of the County Recorder, Douglas County, Nevada, on October 23, 1973, as Document No. 69660.

PARCEL NO. 2

The exclusive right to the use and possession of those certain patio areas adjacent to said units designated as "Restricted Common Areas" on the Subdivision Map referred to in Parcel No. 1 above.

PARCEL NO. 3

An undivided interest as tenants in common as such interest is set forth in Book 377, at Page 417 thru 421, of the real property described on the Subdivision Map referred to in Parcel No. 1 above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium Project, recorded March 9, 1977, in Book 377 of Official Records at Page 411, as Limited Common Area and thereby allocated to the unit described in Parcel No. 1 above, and excepting non-exclusive easements for ingress and egress, utility service support encroachments, maintenance and repair over the Common Areas as defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

PARCEL NO. 4

Non-exclusive easements appurtenant to Parcel No. 1 above, for ingress and egress, utility services, support encroachments, maintenance and repair over the Common Area as defined and set forth in the Declaration of Covenants, Conditions, and Restrictions of Pinewild, more particularly described in the description of Parcel No. 3, above.

Per NRS 111.312, this legal description was previously recorded as Document No. 2016-877941, on March 9, 2016, in the office of the Recorder of Clark County, Nevada.

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-15-111-014
 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 RECORDER'S OPTIONAL USE ONLY
 Book: _____ Page: _____
 Date of Recording: _____
 Notes: Trust OK BC

3. Total Value/Sales Price of Property \$ 0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ 0.00
 Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: Transfer to trust for no consideration

5. Partial Interest: Percentage being transferred: 100.00 %

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 *Gary D. Berringer* Capacity GRANTOR
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Gary D. Berringer and Liane Berringer
 Address: 216 Santa Margarita Drive
 City: San Rafael
 State: CA Zip: 94901

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gary D. Berringer and Liane Berringer, Trustees of The Gary and Liane Berringer Trust
 Address: 216 Santa Margarita Drive
 City: San Rafael
 State: CA Zip: 94901

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: U.S. Deeds, P.A. Escrow #: _____
 Address: 213 Brentshire Drive
 City: Brandon State: FL Zip: 33511