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APN# 1319-02-000-005



KAREN ELLISON, RECORDER E07

Recording Requested by/Mail to:

Name: Tory D Allen, Esq.

Address: 3715 Lakeside Dr., Ste.A

City/State/Zip: Reno, NV 89509

Mail Tax Statements to:

Name: Robert D. Lyells and Adrian L. Lyells

Address: 476 Rockwood Drive

City/State/Zip: Southington, CT 06489

**QUITCLAIM DEED**

Title of Document (required)

------(Only use if applicable)-----

The undersigned hereby affirms that the document submitted for recording contains personal information as required by law: (check applicable)

- Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)
- Judgment – NRS 17.150(4)
- Military Discharge – NRS 419.020(2)

Signature

Adriana Miranda

Printed Name

This document is being (re-)recorded to correct document # \_\_\_\_\_, and is correcting

APN: 1319-02-000-005

**AFTER RECORDING RETURN  
AND MAIL TAXES TO:**

Robert D. Lyells and Adrian L. Lyells  
476 Rockwood Drive  
Southington CT 06489

**QUITCLAIM DEED**

THIS INDENTURE, made this 11<sup>th</sup> day of November, 2017, between Robert D. Lyells and Adrian L. Lyells, Party of the First Part, hereinafter called "Grantor" and The Lyells Revocable Family Trust-2017, Robert D. Lyells and Adrian L. Lyells, Trustees, Party of the Second Part, herein after referred to as "Grantee", in consideration of the sum of Zero Dollars (\$0.00), the receipt of which is hereby acknowledged, does hereby remise, release and forever quitclaim unto the Grantee, and to its assigns forever, all Grantors' right, title and interest in and to all that certain real property situated in the County of Douglas, State of Nevada, and described as follows:

**See Exhibit A attached hereto and made a part hereof.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Robert D. Lyells 11/11/17  
Grantor Name Date

ADRIAN L LYELLS 11/11/17  
Grantor Name Date

Robert D. Lyells  
Grantor Signature

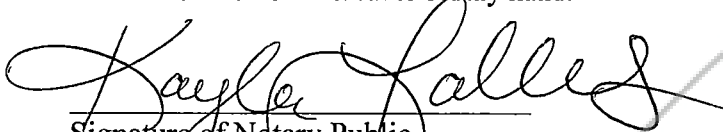
Adrian Lyells  
Grantor Signature

NOTARIZATION ON NEXT PAGE

STATE OF CONNECTICUT }  
  } city of Southington  
COUNTY OF HARTFORD }

On this the 11<sup>th</sup> day of November, 2017, before me, Adrian Lyells,  
the undersigned officer, personally appeared  
Robert Lyells, known to me (or satisfactorily proven) to  
be the person(s) whose names are subscribed to the within instrument and acknowledged that they  
executed the same for the purposes therein contained.

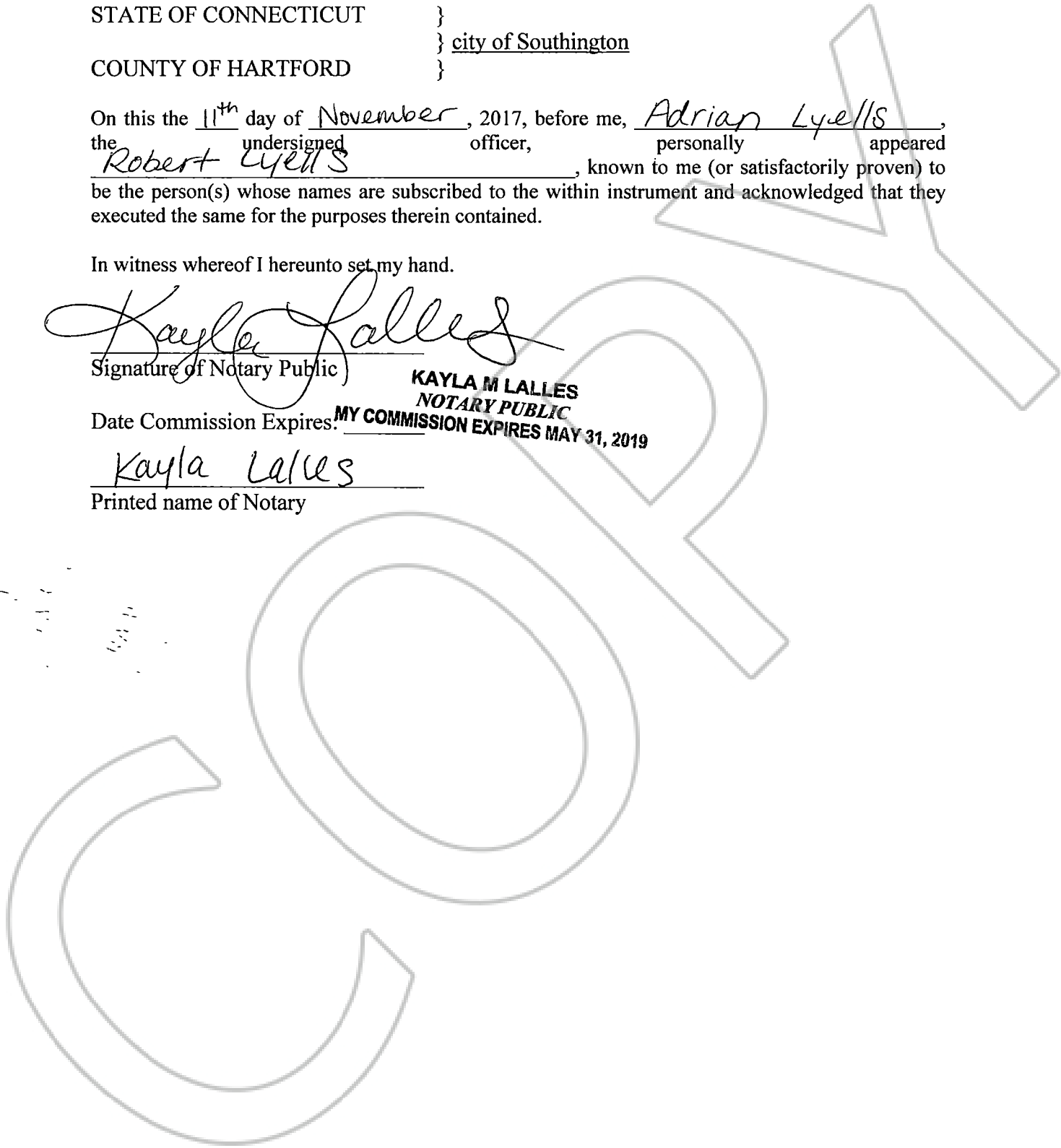
In witness whereof I hereunto set my hand.

  
Signature of Notary Public

**KAYLA M LALLES  
NOTARY PUBLIC**

Date Commission Expires: **MY COMMISSION EXPIRES MAY 31, 2019**

Kayla Lalles  
Printed name of Notary



## Exhibit A

### PARCEL 1:

A parcel of land located within a portion of Section 2, Township 13 North, Range 19 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the South one-quarter corner of Section 2, Township 13 North, Range 19 East, M.D.M., a found 5/8" rebar and cap, PLS 3090 as shown on the Map of Division into Large Parcels for Little Mondeaux Limousin Corporation recorded September 8, 2000 in the Office of the Recorder, Douglas County, Nevada as Document No. 499064; thence along the South line of said Section 2, South 89°54'09" West 423.25 feet to the Southeast corner of Parcel 1D as shown on said Little Mondeaux Limousin Corporation map, a found 5/8" rebar with plastic cap, PLS 11172, the POINT OF BEGINNING; thence continuing along said South line of Section 2 and the South line of said Parcel 1D, South 89°54'09" West, 1534.61 feet to a found 5/8" rebar with plastic cap, PLS 11172 per said Little Mondeaux Limousin Corporation map; thence North 01°30'06" West 208.24 feet to a found 1" iron pipe, no tag; thence North 03°24'42" East, 328.24 feet to a point on the North line of said Parcel 1D; thence along said North line of Parcel 1D, North 79°27'52" East, 177.48 feet to a found 5/8" rebar with plastic cap, PLS 11172; thence continuing along said North line of Parcel 1D, North 89°35'37" East, 1342.00 feet to the Northeast corner of said Parcel 1D, a found 5/8" rebar with plastic cap, PLS 11172; thence along the East line of said Parcel 1D, South 00°24'23" East, 575.20 feet to the POINT OF BEGINNING, containing 20.00 acres, more or less.

### PARCEL 2:

A 50 foot Private Access Easement as imposed in Document recorded June 5, 2000 in Book 600, Page 792, as Document No. 493383.

### PARCEL 3:

An easement for ingress and egress as set out in documents recorded November 16, 1992, in Book 1192, Pages 2544 and 2555, Document Nos. 293200 and 293201, and amended by document recorded June 25, 1993 in Book 693, Page 5808, Document No. 310886, and further amended by document recorded July 23, 1993 in Book 793, Page 4480, Document No. 313255.

The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant, Bargain, Sale Deed recorded June 27, 2003 in Book 0603, Page 15755 as Document No. 581752, Douglas County Nevada.

# STATE OF NEVADA DECLARATION OF VALUE

**1. Assessor Parcel Number (s)**

- a) 1319-02-000-005
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

FOR RECORDERS OPTIONAL USE ONLY
Notes: <u>Revoked Trust</u>

**3. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	\$ _____
Transfer Tax Value:	\$ _____
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 or from a trust with no consideration if a certificate of trust is presented upon recordation

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 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 *Del C. Clark* Capacity PARALEGAL  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Print Name: Robert and Adrian Lyells  
 Address: 476 Rockwood Drive  
 City: Southington  
 State: CT Zip: 06489

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: The Lyells Revocable Family Trust - 2017  
 Address: 476 Rockwood Drive  
 City: Southington  
 State: CT Zip: 06489

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Law Office of Tory D Allen Escrow # \_\_\_\_\_  
 Address: 3715 Lakeside Drive, Suite A  
 City: Reno State: NV Zip: 89509