

WHEN RECORDED MAIL TO:  
Frederick H. Berning and Carol J. Berning  
3543 Arcadia Dr.  
Carson City, NV 89705



KAREN ELLISON, RECORDER

E07

APN #: 1419-12-610-016

**QUITCLAIM DEED**

THIS INDENTURE, made and entered into this 16 day of July, 2018, by and between the CAROL J. & FRED H. BERNING LIVING TRUST U/D/T 02/26/2005 hereinafter referred to as Grantor, of Carson City, Nevada, and Frederick H. Berning and Carol J. Berning, husband and wife as community property, of Carson City, Nevada, hereinafter referred to as Grantee(s), whose address is 3543 Arcadia Drive, Carson City, Nevada, 89705.

**WITNESSETH:**

That Grantor, for a valuable consideration which is hereby acknowledged, does by these presents remise, release, convey, and quitclaim without warranty unto Grantee(s), as their sole and separate property, and to their heirs and assigns, forever, all that certain lot, piece or parcel of land, situated in Carson City, County of Douglas, State of Nevada, to-wit: commonly known as 3543 Arcadia Drive, Carson City, Nevada 89705 more particularly described as follows, to-wit:

Lot 37 as shown above on the map of VALLEY VIEW  
SUBDIVISION UNIT NO. 2 filed in the office of the Recorder of  
Douglas County, Nevada, on April 6, 1964 as file No. 24786

Commonly known as 3543 Arcadia, Carson City, NV 89705

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

TO HAVE AND TO HOLD the said premises, together with the appurtenances, unto Grantee, as their sole and separate property, and to their heirs and assigns, forever.

IN WITNESS WHEREOF, Grantor has executed this Conveyance the day and year first above-written.

Fred H. Berning  
FREDERICK H. BERNING  
Trustee of the Carol J. & Fred H. Berning  
Living Trust U/D/T 02/26/2005

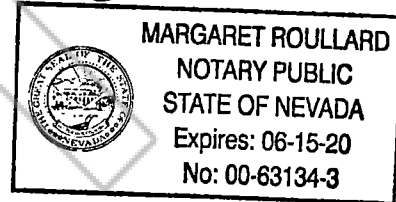
Carol J. Berning  
CAROL J. BERNING  
Trustee of the Carol J. & Fred H.  
Living Trust U/D/T 02/26/2005

STATE OF NEVADA )  
 ) ss.  
COUNTY OF Carson )

On the 16 day of July 2018, before me, the undersigned Notary Public, in and for said State, personally appeared FREDERICK H. BERNING, proven to me to be the person whose name is subscribed to the within Quitclaim Deed, and acknowledged to me that he executed the same.

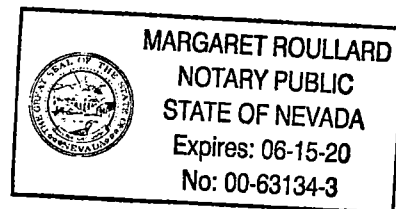
Margaret Roullard  
NOTARY PUBLIC

STATE OF NEVADA )  
 ) ss.  
COUNTY OF Carson )



On the 16<sup>th</sup> day of July 2018, before me, the undersigned Notary Public, in and for said State, personally appeared CAROL J. BERNING, proven to me to be the person whose name is subscribed to the within Quitclaim Deed, and acknowledged to me that she executed the same.

Margaret Roullard  
NOTARY PUBLIC



STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) APN 1719-12-610-016  
 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 ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Trust OK BC</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: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 7  
 b. Explain Reason for Exemption: DEEDING OUT OF TRUST WITHOUT CONSIDERATION

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 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 OWNER

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: BERNARD LIVING TRUST  
 Address: 3543 ALCOHOL DR  
 City: CLARK COUNTY  
 State: NV Zip: 89205

Print Name: FREDERICK & CAROL BERNARD  
 Address: 3543 ALCOHOL DR  
 City: CLARK COUNTY  
 State: NV Zip: 89205

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

Print Name: \_\_\_\_\_ Escrow # \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_