

APN : 1220-10-301-001

When Recorded Mail to:

Robin Berry
1029 Dresslerville Road
Gardnerville, Nevada 89460



KAREN ELLISON, RECORDER E06

Mail tax statements to:
Grantee

GRANT BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH:

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged and transferred in connection with divorce action Berry v. Berry, filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, Case Number 2020-DI-00159, Robin Berry and Mark Berry, formerly Husband and Wife, now an unmarried woman and an unmarried man, do hereby grant, bargain, sell and convey to Robin Berry, an unmarried woman, as her sole and separate property, and to her heirs and assigns forever, all that real property situated in the County of Douglas, State of Nevada, specifically described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances and rents, all of which shall be deemed to be and remain a part of the property covered by this Security Instrument. All of the foregoing, together with such property (or the leasehold estate if this Security Instrument is on a leasehold) are called the "Property".

Dated July 22, 2020.

Mark Berry

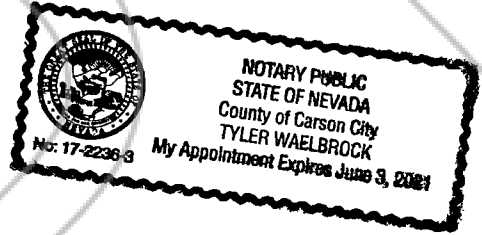
Robin Berry

ACKNOWLEDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 22 day
of July, 2020, by Mark Berry.

[Signature]
NOTARY PUBLIC
State of Nevada
Carson City



ACKNOWLEDGMENT

STATE OF NEVADA)
) ss.
COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 22 day
of July, 2020, by Robin Berry.

[Signature]
NOTARY PUBLIC
State of Nevada
Carson City

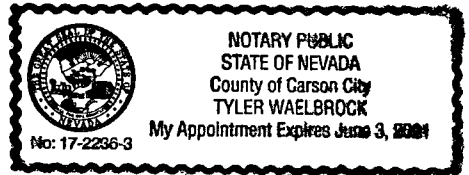


EXHIBIT "A"

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

PARCEL 1:

A parcel of land located in a portion of the Northeast 1/4 of the Southeast 1/4 of Section 9, and the Northwest 1/4 of the Southwest 1/4 of Section 10, Township 12 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, and more particularly described by metes and bounds as follows:

Beginning at the subdivision corner (a concrete monument 8 inches by 12 inches by 4 feet 6 inches high) which is the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 10, said point being North 0°10' West a distance of 1320.80 feet from the corner common to Sections 9, 10, 15 and 16; thence South 89°50' West a distance of 16.00 feet to a point; thence North 0°10' West a distance of 130.40 feet to a point at the Northwest corner of the parcel; thence North 67°17' East a distance of 350.50 feet to a point at the Northeast corner of the parcel; thence South 14°23' East a distance of 229.90 feet to a point at the Southeast corner of the parcel; thence North 81°55' West a distance of 368.00 feet to a point on the West line of said Section 10; thence South 0°10' East along the section line a distance of 95.00 feet to the Point of Beginning.

TOGETHER WITH a parcel of land located in the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 9, Township 12 North, Range 20 East, M.D.B. & M., in Douglas County, Nevada, being that portion lying North and East of the outside right-of-way line on the curve in the country road, and more particularly described as follows:

Beginning at the Northeast corner of the parcel which is also the Northeast corner of said Southeast 1/4 of the Southeast 1/4 of Section 9, and from which the Southeast corner of said Sections 9 bears South 0°15' East, 1321.60 feet;

thence South 0°15' East, 334.43 feet; thence on a curve to the left from a tangent bearing of North 0°15' West, with a radius of 340.00 feet, through an angle of 80°03'12" for a length of 475.05 feet to the intersection with the North line of said Southeast 1/4 of the Southeast 1/4;

thence North 89°51'30" East, 281.27 feet to the Point of Beginning.

SAVING AND EXCEPTING that property deeded to HOLLY A. HOUGH and MARGIE J. HOUGH, husband and wife, as joint tenants, and recorded September 22, 1978, in Book 978, at Page 1662, as Document No. 25546.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED

**AUGUST 12, 1998, BOOK 898, PAGE 2660, AS FILE NO. 0446971, AND RECORDED
MAY 29, 1962, BOOK 11, PAGE 784, AS FILE NO. 20147, RECORDED IN THE
OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."**

PARCEL 2:

**TOGETHER WITH a non-exclusive right-of-way and easement, over, through, across,
and upon all that certain lot, or parcel of land situate, lying and being in the County of
Douglas, State of Nevada, and more particularly described as follows:**

**Beginning at the Southwest corner of said Section 10, Township 12 North, Range 20
East, M.D.B. & M.; thence North 0°15'00" East along the Westerly line of said Section
1315.24 feet to the True Point of Beginning shown as the Northwest corner of a parcel
designated as Parcel No. 17 on Sheet 10 of the Douglas County Assessor's Map of
Section 10, Township 12 North, Range 20 East, M.D.b. & M., then proceed a distance of
40 feet East along the North boundary line of said Parcel 17 to a point thence 45° along a
line in a Southwest direction a distance of 56.56 feet to a point, thence North a distance
of 40 feet along the West boundary line of said parcel designated as Parcel 17 to the
Point of Beginning.**

**"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN
ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED
MAY 10, 1972, BOOK 100, PAGE 187, AS FILE NO. 59249, RECORDED IN THE
OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."**

**Assessor's Parcel Number(s):
1220-10-301-001**

STATE OF NEVADA
DECLARATION OF VALUE

- 1. Assessor Parcel Number(s)
 - a) 1220-10-301-001
 - 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: _____	

- 3. Total Value/Sales Price of Property: \$325,000.00
- 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 # 6
 - b. Explain Reason for Exemption: Pursuant to Divorce

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 [Signature] Capacity Grantee

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Mark Berry and Robin Berry

Address: 1029 Dresslerville Road

City: Gardnerville

State: Nevada Zip: 89460

Print Name: Robin Berry

Address: 1029 Dresslerville Road

City: Gardnerville

State: Nevada Zip: 89460

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

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____