

APN: 1419-26-411-028

Recording Requested By:
HERITAGE LAW, A Division of
KALICKI COLLIER, LLP
1625 Highway 88, Suite 304
Minden, Nevada 89423


00123149202009568760070076
KAREN ELLISON, RECORDER E07

Mail Future Tax Statements To:
Lloyd E. Fry, Trustee
P.O Box 724
Genoa, NV 89411

The undersigned hereby affirms that this document submitted for recording does not contain personal information as required by law.

QUITCLAIM DEED

FOR NO CONSIDERATION, LLOYD EDWARD FRY, an unmarried man, does hereby remise, release, and forever quitclaim and transfer all interest in 482 Daggett Creek Loop, Genoa, Douglas County, Nevada, APN 1419-26-411-028, to LLOYD EDWARD FRY, Trustee of the *LLOYD EDWARD FRY TRUST, dated December 13, 2012, and any amendments thereto*, the real property situated in the County of Douglas, State of Nevada, more precisely described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF BY REFERENCE.

Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain Sale Deed recorded on April 2, 2018, as Document No. 2018-912346.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Mail tax statement to the above address.

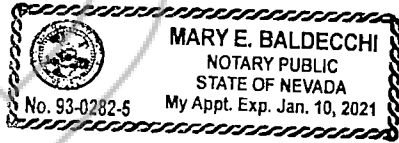
Dated: November 3, 2020.

Lloyd Edward Fry
LLOYD EDWARD FRY

STATE OF NEVADA)
 : ss.
COUNTY OF DOUGLAS)

On November 3, 2020, before me, a Notary Public, personally appeared LLOYD EDWARD FRY, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he executed it.

Mary E. Baldecchi
Notary Public



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**EXHIBIT "A"
LEGAL DESCRIPTION**

Parcel 1:

Lot 1, in Block A, as set forth on the Final Subdivision Map, a Planned Unit Development PD 05-001 for MONTANA PHASE 2A and 2B, filed in the office of the Douglas County Recorder on December 12, 2006, in Book 1206, at Page 3576, as Document No. 690467, Official Records.

Parcel 2:

Together with the following easement for Access:

An Easement for non-exclusive access purposes with the Easement Area, created in that certain document entitled "Master Grant Deed" executed by Ronald L. Simek, et al, recorded on December 31, 1996, as Document No. 403934, in Book 1296, at Page 4911, of the Official Records of Douglas County, Nevada and by document entitled "Abandonment of a Portion of Private Access Easements" recorded on February 3, 2004 in Book 0204 at Page 897, as Document No. 603678.

A non-exclusive 50 foot wide access easement, created in that certain document entitled "Easement Amendment Deed", executed by Little Mondeaux Limousin Corporation, recorded on February 25, 1998, as Document No. 433367, in Book 298, at Page 4658, of the Official Records of Douglas County, Nevada.

An Easement for pedestrian and vehicular ingress and egress to and from that certain real property; and the installation, construction, repair, maintenance and replacement of roadway improvements within the Easement Area, such as, with limitation, asphalt paving, cattle guard, and so forth, created in that certain Document entitled "Grant of Relocatable Private Access Easement (#OS6), executed by Ronald L. Simek, recorded February 3, 2004, as Document No. 603676, in Book 0204, at Page 862 of the Official Records of Douglas County, Nevada.

A 50 foot wide access, irrigation, and utility easement, over and across those certain lands described in document recorded February 3, 2004, in Book 0204, at Page 0954, as Document No. 603680, of the Official Records Douglas County, Nevada.

A 60 foot private access, private irrigation, and public utility easements, as set forth on the Final Subdivision Map entitled CANYON CREEK MEADOWS PHASE 1, according to the plat thereof file [sic] on February 11, 2004, in Book 0204, at Page 4470, as Document No. 604356, of the Official Records of Douglas County, Nevada.

Space below for Recorder

Parcel 3:

Also Together with the following Reservation, Easements and Covenants for the benefit of Parcel 1, herein:

Together with an appurtenant easement to construct, operate and maintain an irrigation ditch with the right of ingress and egress for maintenance purposes through the existing road as described in Grant of Easement for Right-of-Way recorded on May 11, 1989 in Book 589 at Page 1395, as Document No. 201777.

Also, together with that certain appurtenant easement for a domestic water storage tank or tanks, a well site and an underground water pipeline over those certain lands as described in Easement Deed recorded February 20, 1991, in Book 291 at Page 2198, as Document No. 245153.

Also, together with an appurtenant access easement over that certain land as described in Grant of Easement recorded November 16, 1992, in Book 1192 at Page 2544, as Document No. 293200, as amended by Easement Grant Deed recorded June 25, 1993 in Book 693 at Page 5808, as Document No. 310886, and as amended by Amendment to Easement Agreement and Easement recorded July 23, 1993 in Book 0793 at Page 4480, as Document No. 313255.

Also, together with an appurtenant easement for pipeline or pipelines for sewer and wastewater over those certain lands as described in Grant Easement Deed recorded on January 13, 1993 in Book 1993 at Page 1611, as Document No. 297275, and as amended by Amendment to Easement Agreement and Grant Easement Deed recorded August 8, 1994 in Book 0894, at Page 1334, as Document No. 343534, and by Amendment to Easement Agreement and Grant of Easement Deed recorded October 4, 1994 in Book 1094 at Page 420, as Document No. 347603 and by Abandonment of a Portion of Sanitary Sewer Easement recorded February 3, 2004 in Book 0204 at Page 923, as Document No. 603679.

Easement pursuant to document entitled "Temporary Septic System Easement Agreement", recorded on August 12, 2004 in Book 0804 at Page 4808, as Document No. 621280, Official Records, Douglas County, Nevada.

Reservation pursuant to document entitled "Entry Reservation Memorandum for Parcel 14" recorded March 31, 2005, in Book 0305, at Page 14360, as Document No. 640525, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Ancillary Easement Memorandum", recorded March 31, 2005, in Book 0305, at Page 14366, as Document No. 640526, Official Records, Douglas County, Nevada.

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Covenants pursuant to document entitled "Parcel 10 Memorandum" recorded March 31, 2005, in Book 0305, at Page 14373, as Document No. 640527, Official Records, Douglas County, Nevada.

Covenants pursuant to document entitled "TC Parcels Memorandum" recorded March 31, 2005, in Book 0305, at Page 14381, as Document No. 640528, Official Records and amended by document recorded March 31, 2005, in Book 0305, at Page 14388, as Document No. 640529, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Private Storm Drainage and Temporary Sediment Basin Easement", recorded on November 7, 2005, in Book 1105 at Page 3074, as Document No. 660086, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Slope and Private Storm Drainage Easement" recorded on November 7, 2005, in Book 1105, at Page 3096, as Document No. 660089, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Private Access and Public Utility Easement", recorded November 7, 2005, in Book 1105 at Page 4074, as Document No. 660295, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Private Storm Drainage Easement", recorded on November 9, 2005, in Book 1105 at Page 4074, as Document No. 660295, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Slope Easement", recorded on November 9, 2005, in Book 1105 at Page 4081, as Document No. 660296, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Easement", recorded on May 1, 2006, in Book 0506 at Page 168, as Document No. 673811, Official Records, Douglas County, Nevada.

Covenants pursuant to document entitled "Memorandum of Agreement", recorded on May 1, 2006, in Book 0506 at Page 333, as Document No. 673834, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Easement", recorded on May 1, 2006, in Book 0506 at Page 347, as Document No. 673835, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled "Grant of Easement", recorded on May 1, 2006, in Book 0506 at Page 377, as Document No. 673836, Official Records, Douglas County, Nevada.

Space below for Recorder

Easement pursuant to document entitled “Reciprocal Parking and Access Easement Agreement”, recorded on July 24, 2006, in Book 0706 at Page 8118, as Document No. 680413, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled “Grant of Mailbox Cluster Easement”, recorded on December 1, 2006, in Book 1206 at Page 66, as Document No. 689800, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled “Grant of Private Access and Public Utility”, recorded on September 14, 2007, in Book 0907 at Page 3222, as Document No. 709292, Official Records, Douglas County, Nevada.

Easement pursuant to document entitled “Grant of Slope and Private Storm Drainage Easement”, recorded on September 14, 2001 [sic], in Book 0907 at Page 3227, as Document No. 709293, Official Records, Douglas County, Nevada.

The above legal description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on April 2, 2018, as Document No. 2018-912346, Official Records.

STATE OF NEVADA DECLARATION OF VALUE

1. Assessor Parcel Number(s)

- a) 1419-26-411-028
- b) _____
- c) _____

2. Type of Property:

- a) Vacant Land
- b) Single Family Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg.
- f) Comm'l/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDER'S OPTIONAL USE ONLY
Notes: *BT - Trust OK.*

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-

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 7
- b. Explain Reason for Exemption: Transfer to trust without consideration

5. Partial Interest: Percentage being transferred: 100 %

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 *Lloyd Edward Fry* Capacity Grantor

Signature *Lloyd Edward Fry* Capacity Grantee

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Lloyd Edward Fry
 Address: P.O. Box 724
 City: Genoa
 State: Nevada Zip: 89411

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Lloyd Edward Fry, Trustee of the Lloyd Edward Fry Revocable Living Trust U/D/T 12/31/12
 Address: P.O. Box 724
 City: Genoa
 State: Nevada Zip: 89411

COMPANY/PERSON REQUESTING RECORDING

(required if not seller or buyer)

Heritage Law, A Division of Kalicki Collier LLP
 1625 Highway 88, Ste 304
 Minden, NV 89423

Escrow #: _____