

Recording Requested by and Return to:

Woodburn and Wedge  
Attention: Shawn G. Pearson  
6100 Neil Road, Suite 500  
P.O. Box 2311  
Reno, Nevada 89505



KAREN ELLISON, RECORDER

E07

APN: 1319-102-100-04

**QUITCLAIM DEED**

THIS QUITCLAM DEED is made this 28<sup>th</sup> day of June, 2021, by and between Brian Gentry as Successor Trustee of the Gentry Trust dated March 27, 2008 ("Grantor"), and Brian S. Gentry and Lauri Gentry, as Trustees of the Gentry Family Trust Dated February 3, 2006 ("Grantee").

**WITNESSETH:**

**WHEREAS**, Grantor, for no consideration, does hereby Quitclaim unto the Grantee, and to its successors and assigns forever, all the right, title and interest which the Grantor has or may hereafter acquire in and to those certain real property situate in the County of Douglas, State of Nevada, and more particularly described on Exhibit "A" attached hereto and by this reference made a part hereof.

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

**TO HAVE AND TO HOLD** all of the right, title and interest of Grantors in and to said premises, together with the appurtenances, unto the Grantee and their heirs and assigns forever.

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(Signature Page Follows)**

IN WITNESS WHEREOF, Grantors have executed these presents the day and year first above written.

“GRANTOR”

GENTRY TRUST DATED MARCH 27, 2008

Brian S. Gentry  
By: Brian S. Gentry, Successor Trustee

STATE OF NEVADA                    )  
  )ss.  
COUNTY OF WASHOE                )

On this 28<sup>th</sup> day of June, 2021, personally appeared before me, a notary public, Brian S. Gentry, Successor Trustee of the Gentry Trust dated March 27, 2008, personally known (or proved) to me to be the person whose name is subscribed to the above instrument who acknowledged that he executed the instrument.



Nikki Chandler  
NOTARY PUBLIC

**EXHIBIT "A"**

**ASSESSOR'S PARCEL NUMBER: 1319-102-100-04**

**SITUS ADDRESS: 224 FOOTHILL MEADOWS COURT, GENOA, NV 89411**

A Parcel of land located within a portion of Section 10, Township 13 North, Range 19 East, Mount Diablo Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northwest corner of Parcel 4-A as shown on the Parcel Map for COIT ENTERPRISES, INC., as recorded as Document No. 332972, Douglas County, Nevada, Records Office, from which the Northeast corner parcel 4-b bears South  $70^{\circ}43'51''$  East, 499.85 feet per said Document No. 332972; thence South  $70^{\circ}43'51''$  East, 118.83 feet to THE POINT OF BEGINNING; thence South  $50^{\circ}17'05''$  West, 343.26 feet; thence along the arc of a curve to the left, non-tangent to the preceding course, having a delta angle of  $23^{\circ}35'09''$ , radius of 45.00 feet, and an arc length of 18.52 feet and chord bearing of South  $52^{\circ}43'06''$  West 18.39 feet; thence along the arc of a curve to the right, tangent radius of 20.00 feet and an arc length of 23.52 feet; thence north  $71^{\circ}41'40''$  West, 74.48 feet; thence North  $24^{\circ}09'09''$  East, 324.58 feet; thence South  $70^{\circ}43'51''$  East, 252.10 feet to THE POINT OF BEGINNING.

Reference is made to Record of Survey to support Boundary Line Adjustment for COIT ENTERPRISES, INC. recorded April 14, 1994, in Book 494, at page 2736, as Document No. 335206.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-102-100-04
- 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**

Book \_\_\_\_\_ Page: \_\_\_\_\_

Date of Recording: \_\_\_\_\_

Notes: Trust or ASB

*Buy by trust to put w/o consideration*

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of (\$0.00))
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 7
- b. Explain reason for exemption: transfer from one trust to another  
"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: Brian Gentry SUCCESSOR TRUSTEE Capacity: Grantor

Signature: Brian Gentry TRUSTEE Capacity: Grantee

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

Brian Gentry, Successor Trustee  
of the Gentry Trust dated March  
Print Name: 27, 2008  
Address: 28338 Hidden Hills Dr.  
City: Santa Clarita  
State: CA Zip: 91390

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

Brian Gentry and Lauri  
Gentry, as Trustees of the  
Gentry Family Trust dated  
Print Name: February 3, 2006  
Address: 28338 Hidden Hills Drive  
City: Santa Clarita,  
State: CA Zip: 91390

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

Print Name: Shawn G. Pearson File Number: \_\_\_\_\_  
Address 6100 Neil Road, Suite 500  
City: Reno State: NV Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)