

APN: 1320-34-002-008

AFTER RECORDING RETURN TO:

Old Republic Title
530 South Main Street Ste 1061
Akron, OH 44311
File No. 01-21047416-02C

MAIL TAX STATEMENTS TO:

Jessica M. Tierney

1501 ~~1503~~ Orchard Rd
Gardnerville, NV 89410

QUITCLAIM DEED

THIS DEED made and entered into on this 12th day of June, 2021, by and between **JESSICA M. TIERNEY, AN UNMARRIED WOMAN** and **HENRY J. BUHRMANN and ANDREA E. BUHRMANN, TRUSTEES OF THE BUHRMANN FAMILY TRUST DATED MARCH 21, 2000**, a mailing address of 1503 Orchard Rd, Gardnerville, NV 89410, hereinafter referred to as Grantor(s) and **JESSICA M. TIERNEY, AN UNMARRIED WOMAN**, a mailing address of ~~1503~~ Orchard Rd, Gardnerville, NV 89410, hereinafter referred to as Grantee(s).

1501 ~~1503~~
WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 (\$1.00) DOLLAR, the receipt of which is hereby acknowledged, does this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in Douglas County, Nevada:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION


1501 ~~1503~~
Also known as: ~~1503~~ Orchard Rd, Gardnerville, NV 89410

Prior instrument reference: Document Number: 2018-923381, Recorded: 12/10/2018

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee(s) and unto the heirs, administrators, successors or assigns of the Grantee(s) forever in FEE SIMPLE.

Dated this 12th day of June, 2021.



JESSICA M. TIERNEY

STATE OF NV
COUNTY OF Douglas

On 6-12-21, before me, the undersigned, a Notary Public in and for said State personally appeared JESSICA M. TIERNEY personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

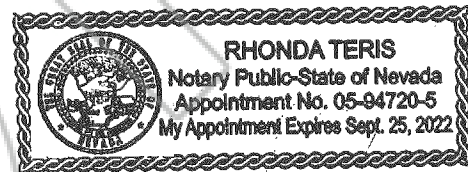


Notary Public Signature

Rhonda Teris

Printed Name of Notary Public

My commission expires: 9-25-22



Dated this 12th day of June, 20 21

Henry J. Buhrmann, Trustee

HENRY J. BUHRMANN, TRUSTEE OF THE BUHRMANN FAMILY TRUST DATED MARCH 21, 2000

Andrea E. Buhrmann, Trustee

ANDREA E. BUHRMANN, TRUSTEE OF THE BUHRMANN FAMILY TRUST DATED MARCH 21, 2000

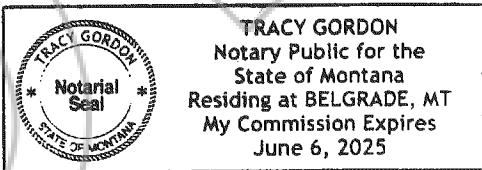
STATE OF Montana
COUNTY OF Park

On June 12, 2021, before me, the undersigned, a Notary Public in and for said State personally appeared HENRY J. BUHRMANN and ANDREA E. BUHRMANN, TRUSTEES OF THE BUHRMANN FAMILY TRUST DATED MARCH 21, 2000, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon belief of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Tracy Gordon

Notary Public Signature



Tracy Gordon

Printed Name of Notary Public

My commission expires: 06/06/2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, DESCRIBED AS FOLLOWS:

PARCEL 1:

PARCEL 1-A, AS SHOWN ON THE PARCEL MAP NO. 1 FOR HENRY R. BUTLER B
TESTAMENTARY TRUST, RECORDED MAY 21, 1984, IN BOOK 584, PAGE 1791, AS
DOCUMENT NO. 101101 AND BY CERTIFICATE OF AMENDMENT RECORDED
SEPTEMBER 7, 1984, IN BOOK 984, PAGE 599, AS DOCUMENT NO. 106406, OF OFFICIAL
RECORDS OF DOUGLAS COUNTY, NEVADA.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND DEEDED TO JOHN B.
LAXAGUE, JR., ET UX, BY DEED RECORDED MARCH 18, 1986, IN BOOK 386, PAGE
1405, AS DOCUMENT NO. 132251, AND AS REFERENCED ON RECORD OF SURVEY
RECORDED MARCH 18, 1986, IN BOOK 386, PAGE 104, AS DOCUMENT NO. 132250, OF
THE OFFICIAL RECORDS.

PARCEL 2:

AN EXCLUSIVE EASEMENT FOR THE RIGHT TO BUILD, INSTALL AND MAINTAIN AN
IRRIGATION DITCH AND CULVERT ACROSS A SEVEN AND ONE-HALF (7.5) FOOT
STRIP OF LAND ALONG THE SOUTHERN BOUNDARY OF PARCEL 1-B, AS SHOWN ON
THE PARCEL MAP NO. 1 FOR HENRY R. BUTLER B TESTAMENTARY TRUST,
RECORDED MAY 21, 1984, IN BOOK 584, PAGE 1791, AS DOCUMENT NO. 101101 AND
BY CERTIFICATE OF AMENDMENT RECORDED SEPTEMBER 7, 1984, IN BOOK 984,
PAGE 599, AS DOCUMENT NO. 106406, OF OFFICIAL RECORDS OF DOUGLAS COUNTY,
NEVADA.

"PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED IN BOOK
1108, PAGE 1715 AS DOCUMENT NO. 732805 ON NOVEMBER 10, 2008."

APN: 1320-34-002-008

BEING THE SAME PROPERTY CONVEYED BY GRANT, BARGAIN, SALE DEED

GRANTOR: PAUL D. PATTERSON, UNMARRIED MAN AND TERRI A. HAMANN, AN
UNMARRIED WOMAN, BOTH AS JOINT TENANTS WITH THE RIGHT OF
SURVIVORSHIP

GRANTEE: JESSICA M. TIERNEY, AN UNMARRIED WOMAN AND HENRY J.
BUHRMANN AND ANDRES E. BUHRMANN, HUSBAND AND WIFE ALL AS JOINT
TENANTS WITH THE RIGHT OF SURVIVORSHIP

DATED: 10/21/2008

RECORDED: 11/10/2008

DOC#/BOOK-PAGE: 2008-732805 / 1108-1715

BEING THE SAME PROPERTY CONVEYED BY QUIT CLAIM DEED

GRANTOR: HENRY J. BUHRMANN AND ANDREA E. BUHRMANN, HUSBAND AND WIFE AS JOINT TENANTS AS TO THEIR UNDIVIDED 50% INTEREST

GRANTEE: HENRY J. BUHRMANN AND ANDREA E. BUHRMANN, TRUSTEES OF THE BUHRMANN FAMILY TRUST DATED MARCH 21, 2000

DATED: 12/10/2018

RECORDED: 12/10/2018

DOC#/BOOK-PAGE: 2018-923381 / NA

PROPERTY COMMONLY KNOWN AS: 1503 ORCHARD RD, GARDNERVILLE, NV 89410

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-34-002-008
 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'/Ind'l
 g. Agricultural h. Mobile Home
 Other

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: Trust OK - JS

3.a. Total Value/Sales Price of Property \$ 1.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 17
 b. Explain Reason for Exemption: Transfer From a 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: Trustee
 Signature [Signature] Capacity: Trustee

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: JESSICA M. TIERNEY & HENRY J. BUHRMANN**
 Address: 1503 Orchard Rd
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: JESSICA M. TIERNEY
 Address: 1503 Orchard Rd
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Uspinet Systems Escrow # _____
 Address: 111 Technology Drive
 City: P. Hibbush State: PA Zip: 15275

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED

**and ANDREA E. BUHRMANN, TRUSTEES