

Prepared By:  
Mrs. Valerie Tuthill  
2658 Clapham Ln  
Minden, Nevada 89423

After Recording Return To:  
Mrs. Valerie and Craig Tuthill  
2658 Clapham Ln  
Minden, Nevada 89423



KAREN ELLISON, RECORDER

TAX PARCEL ID #: 1420.33.701.037

### QUIT CLAIM DEED

**BE IT KNOWN BY ALL**, that Mrs. Lynn Berg, ("Grantor") whose address is 1487 Grendon Way, Gardnerville, Nevada 89410, hereby **REMISES, RELEASES AND FOREVER QUITCLAIMS TO** Mrs. Valerie and Craig Tuthill ("Grantee"), whose address is 2658 Clapham Ln, Minden, Nevada 89423, all right, title, interest and claim to the following real estate property located at 2658 Clapham Ln in the City/Township of Minden, located in the County of Douglas and State of Nevada and ZIP code of 89423, to-wit:

Property having Lot No. , with the Section No. , and having the following description: *See Exhibit A*

**FOR VALUABLE CONSIDERATION**, in the amount of \$1.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

**BE IT FURTHER KNOWN**, that this transfer shall be effective as of , and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

**TO HAVE AND TO HOLD** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

\_\_\_\_\_  
(Grantor's Signature)

Mrs. Lynn Berg  
\_\_\_\_\_  
(Grantor's Printed Name)

\_\_\_\_\_  
(Grantee's Signature)

Mrs. Valerie and Craig Tuthill  
\_\_\_\_\_  
(Grantee's Printed Name)

Signed in our presence:

\_\_\_\_\_  
(Witness #1 Signature)

\_\_\_\_\_  
(Witness #2 Signature)

\_\_\_\_\_  
(FIRST WITNESS NAME TYPED)

\_\_\_\_\_  
(SECOND WITNESS NAME TYPED)

STATE OF NEVADA  
COUNTY OF DOUGLAS

)  
) SS.  
)

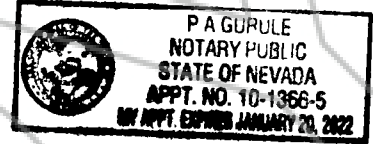
The foregoing Quit Claim Deed was acknowledged before me on October 7, 2021 by Mrs. Lynn Berg, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

P. A. Gurule  
(Signature of Notary)

P. A. Gurule  
(Printed Notary Name) Douglas, Nevada



My Commission expires: January 20, 2022

*COPIES*

**Note: The Original Copy of the Quit Claim Deed must be filed with the "Recorder of Deeds" with the Clerk of Courts having jurisdiction where this property is located and only upon payment of any associated recording fees due at time of filing with the Clerk of Courts.**

COPY

Exhibit A

Parcel E on that certain Parcel map for Harold E. Clapham, filed in the office of the County Recorder of Douglas County, State of Nevada, on February 3<sup>rd</sup> 1976. In book 276, at page 75, as Document No. 87065, of Official Records.

Document No. 055118 in book 0802 at page 11290 on August 30, 2007.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420.33.701.037  
 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: \$ 117,045.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 Transfer Tax Value: \$ 117,045.00  
 Real Property Transfer Tax Due: \$ 458.25

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 Valerie Tutthill Capacity Grantee

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

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Lynn Berg  
 Address: 1487 Grendon Way  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Valerie Tutthill  
 Address: 1658 Clapham Ln  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

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

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