

DOUGLAS COUNTY, NV

2022-984365

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/29/2022 11:38 AM

AMROCK, LLC

KAREN ELLISON, RECORDER

E07

APN: 1220-11-001-019

R.P.T.T.: \$0.00

Exempt: (7)

**Recording Requested By:**

Sherry M. Beresh  
1120 East Valley Road  
Gardnerville, NV 89410

**After Recording Mail To:**

Sherry M. Beresh  
1120 East Valley Road  
Gardnerville, NV 89410

**Send Subsequent Tax Bills To:**

Sherry M. Beresh  
1120 East Valley Road  
Gardnerville, NV 89410

70746517-7413842

**QUITCLAIM DEED**

THIS INDENTURE WITNESSETH THAT, Sherry M. Beresh, a single woman, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to Sherry M. Beresh, Trustee, or her Successors in Trust, under the Sherry M. Beresh Revocable Living Trust, dated March 5, 1997 and any amendments thereto, whose address is 1120 East Valley Road, Gardnerville, NV 89410,

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 1120 East Valley Road, Gardnerville, NV 89410

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

PRO

70746517QDXXI010103



(Attached to and becoming a part of Quitclaim Deed dated \_\_\_\_\_ between Sherry M. Beresh, a single woman, as Seller(s) and Sherry M. Beresh, Trustee, or her Successors in Trust, under the Sherry M. Beresh Revocable Living Trust, dated March 5, 1997 and any amendments thereto, as Purchaser(s).)

WITNESS my/our hands, this 17th day of July, 2021.

Sherry M. Beresh  
Sherry M. Beresh

STATE OF Nevada)  
COUNTY OF Douglas) SS

This instrument was acknowledged before me, this 17th day of July, 2021, by Sherry M. Beresh.

NOTARY STAMP/SEAL

Lela Smith  
Notary Public  
in and for the State of Nevada  
County of Lyon  
Title and Rank  
My Commission Expires: March 11, 2024



## EXHIBIT A – LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

A LOT OF PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B.&M., IN DOUGLAS COUNTY, NEVADA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL WHICH IS LOCATED NORTH 0 DEGREES 08 MINUTES 00 SECONDS EAST 395.00 FEET AND NORTH 89 DEGREES 51 MINUTES 30 SECONDS WEST 40.00 FEET FROM THE EAST 1/4 OF SAID SECTION 11; THENCE NORTH 0 DEGREES 08 MINUTES 00 SECONDS EAST 290.00 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 30 SECONDS WEST 300.00 FEET; THENCE SOUTH 0 DEGREES 08 MINUTES 00 SECONDS WEST 290.00 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 30 SECONDS EAST 300.00 FEET TO THE POINT OF BEGINNING.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded \_\_\_\_\_; Book \_\_\_\_\_, Page \_\_\_\_\_, Doc. No. \_\_\_\_\_ in Douglas County Records, Douglas County, Nevada.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1220-11-001-019  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

2. Type of Property:
- |  |   |
|--|---|
| a. <input type="checkbox"/> Vacant Land  | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex                    |
| e. <input type="checkbox"/> Apt. Bldg    | f. <input type="checkbox"/> Comm'l/Ind'l                |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home                 |
| <input type="checkbox"/> Other           |   |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Trust ok - js</u>	

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transfers without consideration to or from a trust

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 Sherry M. Beresh Capacity: Grantor

Signature Sherry M. Beresh Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Sherry M. Beresh  
 Address: 1120 East Valley Road  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Sherry M. Beresh Revocable Living Trust  
 Address: 1120 East Valley Road  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Amrock - Recording Department Escrow # 70746517  
 Address: 662 Woodward Avenue  
 City: Detroit State: MI Zip: 48226