

APN # 1220-10-301-001  
**RECORDING REQUESTED  
AND RETURN TO:**

Lifeline Estate Services, Inc.  
3708 Lakeside Dr. Ste. 202  
Reno, NV 89509

**MAIL TAX STATEMENT TO:**

Robin Berry  
1029 Dresslerville Rd.  
Gardnerville, NV 89460



KAREN ELLISON, RECORDER

E07

**QUITCLAIM DEED**

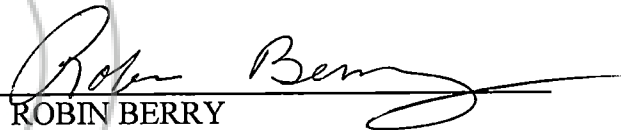
**Robin Berry**, an unmarried woman, as her sole and separate property, and to her heirs and assigns forever, hereby quitclaims to **Robin Berry**, trustee or successor trustee of the **ROBIN BERRY TRUST DATED APRIL 22, 2022**, the following described real estate in Douglas County, State of Nevada:

SEE ATTACHMENT EXHIBIT 'A'

Together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof. This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties or by said County Assessor in which the property resides. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

Dated: April 22<sup>nd</sup>, 2022

THE UNDERSIGNED HEREBY AFFIRMS THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

  
ROBIN BERRY

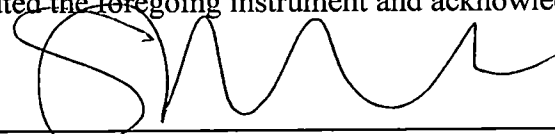
STATE OF NEVADA )

) SS:

COUNTY OF WASHOE )

**ACKNOWLEDGMENT**

Personally came before me this 22<sup>nd</sup> day of April, 2022 the above named **Robin Berry**, to me known to be the person who executed the foregoing instrument and acknowledge the same.



Stefanie L. Hughes, Notary Public  
Washoe County, Nevada  
My Commission Expires 09/17/2025

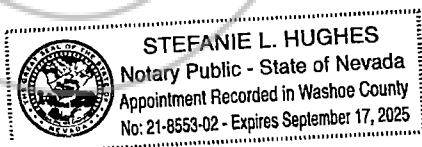


EXHIBIT 'A'

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL 1:

A parcel of land located in a portion of the Northeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, and the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 10, Township 12 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, and more particularly described by metes and bounds as follows:

Beginning at the subdivision corner (a concrete monument 8 inches by 12 inches by 4 feet 6 inches high) which is the Southwest corner of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of said Section 10, said point being North  $0^{\circ}10'$  West a distance of 1320.80 feet from the corner common to Sections 9, 10, 15, and 16; thence South  $89^{\circ}50'$  West a distance of 16.00 feet to a point; thence North  $0^{\circ}10'$  West a distance of 130.40 feet to a point at the Northwest corner of the parcel; thence North  $67^{\circ}17'$  East a distance of 350.50 feet to a point at the Northeast corner of the parcel; thence South  $14^{\circ}23'$  East a distance of 229.90 feet to a point at the Southeast corner of the parcel; thence North  $81^{\circ}55'$  West a distance of 368.00 feet to a point on the West line of said Section 10; thence South  $0^{\circ}10'$  East along the section line a distance of 95.00 feet to the Point of Beginning.

TOGETHER WITH a parcel of land located in the Northeast corner of the Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, Township 12 North, Range 20 East, M.D.B.&M., in Douglas County, Nevada, being that portion lying North and East of the outside right-of-way line on the curve in the country road, and more particularly described as follows:

Beginning at the Northeast corner of the parcel which is also the Northeast corner of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 9, and from which the Southeast corner of said Section 9 bears South  $0^{\circ}15'$  East, 1321.60 feet;

Thence South  $0^{\circ}15'$  East, 334.43 feet; thence on a curve to the left from a tangent bearing of North  $0^{\circ}15'$  West, with a radius of 340.00 feet, through an angle no  $80^{\circ}03'13''$  for a length of 475.05 feet to the intersection with the North line of said Southeast  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  ;

Thence North  $89^{\circ}51'30''$  East, 281.27 feet to the Point of Beginning.

SAVING AND EXCEPTING that property deeded to HOLLY A. HOUGH and MARGIE J. HOUGH, husband and wife, as joint tenants, and recorded September 22, 1978, in Book 978, at Page 1662, as Document No. 25546.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED AUGUST 12, 1998, BOOK 898, PAGE 2660, AS FILE NO. 0446971, AND RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

PARCEL 2:

TOGETHER WITH a non-exclusive right-of-way and easement over, through, across, and upon all that certain lot, or parcel of land situate, lying and being in the County of Douglas, State of Nevada, and more particularly described as follows:

Beginning at the Southwest corner of said Section 10, Township 12 North, Range 20 East, M.D.B.&M.; thence North  $0^{\circ}15'00''$  East along the Westerly line of said Section 1315.24 feet to the True Point of Beginning shown as the Northwest corner of a parcel designated as Parcel No. 17 on Sheet 10 of the Douglas County Assessor's Map of Section 10, Township 12 North, Range 20 East, M.D.B.&M., then proceed a distance of 40 feet East along the North boundary line of said Parcel 17 to a point thence  $45^{\circ}$  along a line in a Southwest direction a distance of 56.56 feet to a point, thence North a distance of 40 feet along the West boundary line of said parcel designated as Parcel 17 to the Point of Beginning.

“IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MAY 10, 1972, BOOK 100, PAGE 187, AS FILE NO. 59249, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.”

NOTE(NRS 111.312): The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed, recorded in the office of the County Recorder of Douglas County, Nevada on July 22, 2020, as Document No. 2020-949561, of Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE**

**1. Assessor Parcel Number(s)**

a) 1220-10-301-001

**2. Type of Property:**

- a)  Vacant Land
- b)  Condo/Twnhse
- c)  Apt. Bldg.
- d)  Agricultural
- e)  other
- f)
- g)
- h)
- i)
- j)

Single Fam. Res.  
2-4 Plex  
Comm'l/Ind'l  
Mobile Home

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING	_____
NOTES:	<i>Trust OK - JB</i>

**3. Total Value/Sales Price of Property:**

Deed in Lieu of foreclosure Only (value of property) \$0  
 Transfer Tax Value: \$0  
 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 a revocable living trust without consideration. Robin Berry is the creator and trustor of the Robin Berry Trust Dated 4/22/22

**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 disallowance of any claimed exemption, or other determination of additional taxes 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: *Robin Berry*

Capacity: Trustee

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
 Print Name: Robin Berry  
 Address: 1029 Dresslerville Rd.  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Robin Berry  
 Address: 1029 Dresslerville Rd.  
 City: Gardnerville  
 State: NV Zip: 89460  
 Capacity: Trustee of the Robin Berry Trust DTD 4/22/22

**COMPANY /PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)  
 Print Name: Lifeline Estate Services, Inc  
 Address: 3708 Lakeside Dr. Suite 202  
 City: Reno State: NV Zip: 89509  
 Escrow # \_\_\_\_\_

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)