

**APN: 1220-20-001-004**

When Recorded, Please Return To:

Millward Law, Ltd.  
1591 Mono Ave.  
Minden, NV 89423



SHAWNYNE GARREN, RECORDER

E03

Mail Future Tax Statements To:

Timothy O'Brien  
1027 Country Lane  
Gardnerville, NV 89410

The undersigned hereby affirms that this document submitted for recording does not contain any personal information and/or social security number of any person.

**QUITCLAIM DEED SUBJECT TO LIFE ESTATE**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Albert T. O'Brien and Melanie A. O'Brien, Trustees of the Albert T. O'Brien and Melanie A. O'Brien Revocable Living Trust, dated May 5, 1994 (hereinafter referred to as "Grantors"), does hereby remise, release and forever quitclaim and transfer all of Grantor's interest in 1027 Country Lane, Gardnerville, Nevada, APN 1220-20-001-004, subject to a LIFE ESTATE herein granted to and reserved for the benefit of Albert T. O'Brien and Melanie A. O'Brien, as husband and wife, with the rights of possession, use, and control the property, as well as rights to all rents, revenues, and profits generated by the property during the term of Albert T. O'Brien and Melanie A. O'Brien's natural lives, and remaining as a possessory interest for the benefit of Albert T. O'Brien and Melanie A. O'Brien, individually, until the death of the survivor of Albert T. O'Brien and Melanie A. O'Brien, to Timothy Michael O'Brien (hereinafter referred to as "Grantee"), as his sole and separate property, the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to wit:

**Lot 6, in Block B, as shown on that map entitled Country Lane Subdivision, recorded February 4, 1981, in Book 281 of Official Records at Page 242, Douglas County, Nevada as Document No. 53226.**

(Pursuant to NRS 111.312, the above legal description previously appeared in Grant, Bargain and Sale Deed recorded on January 29, 2003, as Document Number 565541)

SUBJECT to the possession and use of Life Estate Tenants with rights of possession and control over the property and any remainder and reversionary interest of Grantor vesting in Grantee at the surviving Life Estate Tenant's death,

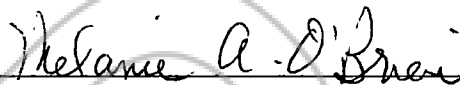
SUBJECT to restrictions, reservations, right of way, easements and covenants of record, reference hereto will not serve to impose the same.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereunto belonging or appertaining, and any reversions, remainders, rents, issues, and profits thereof.

Dated: August 22, 2023

  
Albert T. O'Brien

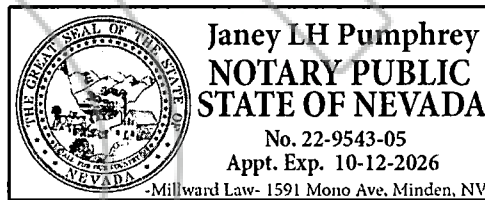
Dated: August 22, 2023

  
Melanie A. O'Brien

State of Nevada    )  
                                  ) ss.  
County of Douglas )

This Quitclaim Deed Subject to Life Estate was acknowledged before me on August 22, 2023, by Albert T. O'Brien and Melanie A. O'Brien, as Trustees of the Albert T. O'Brien and Melanie A. O'Brien Revocable Living Trust, dated May 5, 1994.

  
Notary Public



# STATE OF NEVADA DECLARATION OF VALUE

**FOR RECORDERS OPTIONAL USE ONLY**

Document/Instrument#: \_\_\_\_\_

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

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

Notes: \_\_\_\_\_

**1. Assessor Parcel Number (s)**  
 (a) APN - 1220-20-001-004  
 (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
i) <input type="checkbox"/> Other	

**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: #3

b. Explain Reason for Exemption: Life Estate Only

**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 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: Agent

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

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)  
 Print Name: Albert "Tim" O'Brien + Melanie O'Brien  
 Address: 1027 Country Lane  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 City: same  
 State: D Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Millward Law Escrow # \_\_\_\_\_  
 Address: 1591 Mono Ave  
 City: Minden State: NV Zip: 89423