

**Official Record**

Recording requested By  
ROGER A. GIULIANI P.C.

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: LB

Book- 301 Page- 0135



0148903

Assessment Parcel Number:006-241-65 .

**Mail Tax Bill and Recorded deed to Grantee:**

Mr. and Mrs. RICHARD P. BERNI  
6701 BUCKSKIN DRIVE  
LAS VEGAS, NEVADA 89108

QUITCLAIM DEED

THIS INDENTURE WITNESS That:

**RICHARD P. BERNI, as Trustee of THE RICHARD P. BERNI REVOCABLE LIVING TRUST, DATED THE 25TH DAY OF OCTOBER, 2004, RICHARD P. BERNI, TRUSTEE**

(hereinafter called "Grantors")

in consideration of ONE DOLLAR (\$1.00), the receipt of which is hereby acknowledged, do hereby QUITCLAIM to themselves:

**RICHARD P. BERNI AND LISA A. BERNI, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, having an address of 6701 BUCKSKIN DRIVE, LAS VEGAS, NEVADA 89108,**

(hereinafter called "Grantees")

all that real property situated in the County of LINCOLN, State of NEVADA bounded and described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR LEGAL DESCRIPTION.**



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

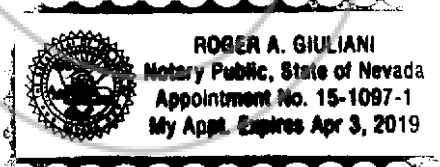
IN WITNESS WHEREOF, We have hereunto set my our hands this 19 day of February, 2016.

x *Richard P. Berni*  
**RICHARD P. BERNI**

STATE OF NEVADA )  
 ) SS.  
COUNTY OF CLARK )

On February 19, 2016  
personally appeared before me, a notary public  
**RICHARD P. BERNI**  
who acknowledged that they executed the above instrument.

*[Signature]*  
notary public



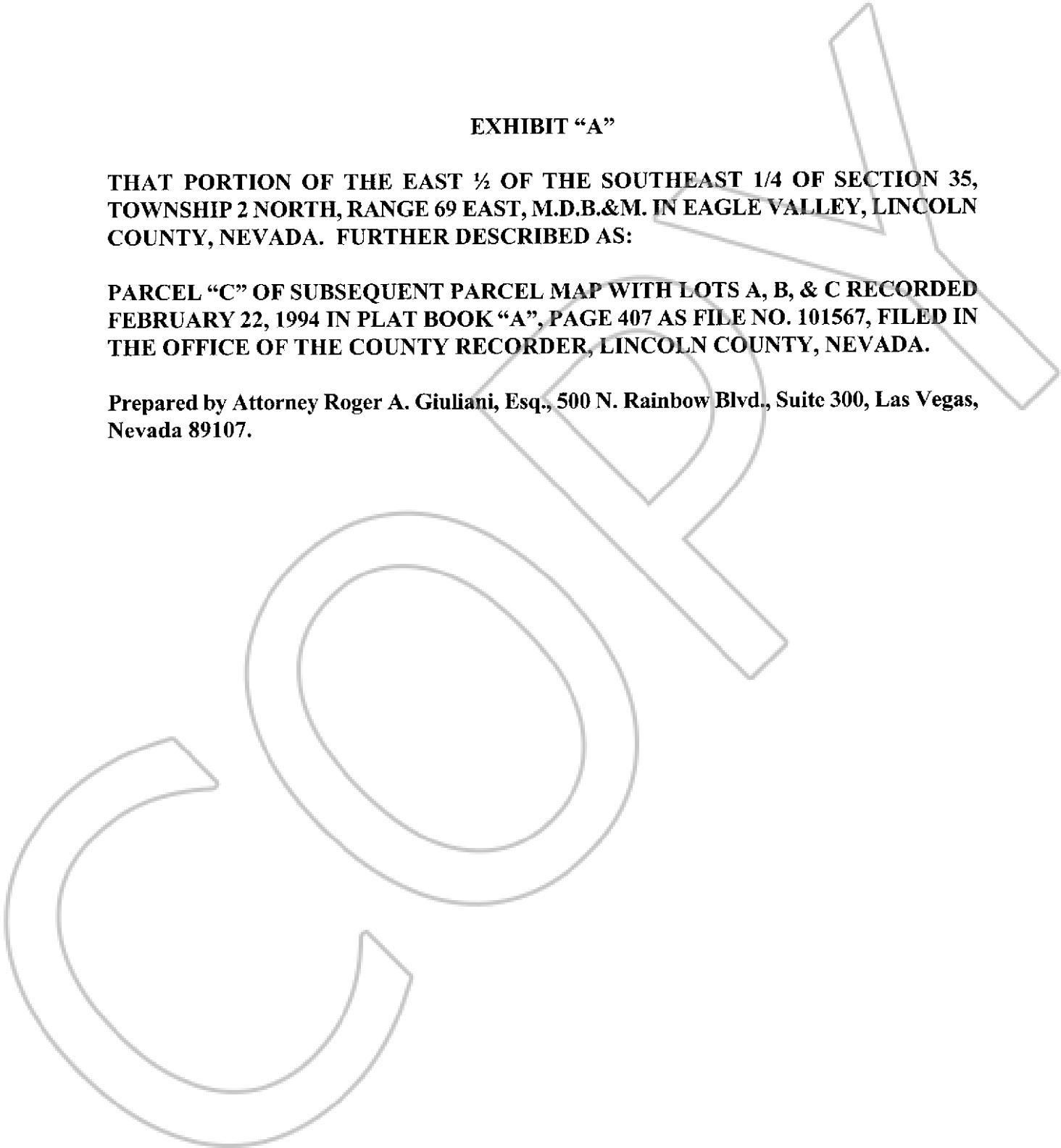


**EXHIBIT "A"**

**THAT PORTION OF THE EAST ½ OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 2 NORTH, RANGE 69 EAST, M.D.B.&M. IN EAGLE VALLEY, LINCOLN COUNTY, NEVADA. FURTHER DESCRIBED AS:**

**PARCEL "C" OF SUBSEQUENT PARCEL MAP WITH LOTS A, B, & C RECORDED FEBRUARY 22, 1994 IN PLAT BOOK "A", PAGE 407 AS FILE NO. 101567, FILED IN THE OFFICE OF THE COUNTY RECORDER, LINCOLN COUNTY, NEVADA.**

**Prepared by Attorney Roger A. Giuliani, Esq., 500 N. Rainbow Blvd., Suite 300, Las Vegas, Nevada 89107.**



STATE OF NEVADA  
DECLARATION OF VALUE

Recording requested By  
ROGER A. GIULIANI P.C.

Lincoln County - NV  
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Page 1 of Fee: \$16.00  
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- 1. Assessor Parcel Number(s)
  - a. 006-241-65
  - 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
  - Other

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Truston File in office</u>	

- 3.a. Total Value/Sales Price of Property \$ -0-
- b. Deed in Lieu of Foreclosure Only (value of property ( \_\_\_\_\_ )
- c. Transfer Tax Value: \$ \_\_\_\_\_
- d. 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 FROM TRUST FOR NO 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 Richard P. Berni Capacity: SELLER/TRUSTEE/BUYER

Signature Lisa A. Berni Capacity: SELLER/TRUSTEE/BUYER

**SELLER (GRANTOR) INFORMATION**  
The Richard P. Berni Revocable  
 Print Name: Living Trust dated 10/25/2004  
 Address: 6701 Buckskin Drive  
 City: LAS VEGAS  
 State: NV Zip: 89108

**BUYER (GRANTEE) INFORMATION**  
Richard P. Berni AND  
 Print Name: LISA A. Berni  
 Address: 6701 Buckskin Drive  
 City: LAS VEGAS  
 State: NV Zip: 89108

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: ROGER A. GIULIANI, P.C. Escrow # \_\_\_\_\_  
 Address: 500 N. RAINBOW, STE. 300  
 City: LAS VEGAS State: NEVADA Zip: 89107