

Official Record

Recording requested By
ROGER A. GIULIANI

Lincoln County - NV

Leslie Boucher - Recorder

Fee: \$16.00

Page 1 of 3

RPTT:

Recorded By: LB

Book- 301 Page- 0138



0148904

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 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 "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, AS TRUSTEES OF THE RICHARD P. BERNI AND LISA A. BERNI REVOCABLE LIVING TRUST DATED JULY 11, 2014, 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.

* [Signature]
RICHARD P. BERNI

* [Signature]
LISA A. BERNI

STATE OF NEVADA)
COUNTY OF CLARK) SS.

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

[Signature]
notary public



ROGER A. GIULIANI
Notary Public, State of Nevada
Appointment No. 15-1097-1
My Appt. Expires Apr 3, 2019

EXHIBIT "A"

THAT PORTION OF THE EAST ½ OF THE SOUTHEAST ¼ 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

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Page 1 of 1 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: Trust on file in office

- 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 TO 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 [Signature] Capacity: SELLER/TRUSTEE/BUYER

Signature [Signature] Capacity: SELLER/TRUSTEE/BUYER

SELLER (GRANTOR) INFORMATION

Richard P. Bern AND LISA A. Bern
Print Name:
Address: 6701 Buckskin Drive
City: LAS VEGAS
State: NV Zip: 89108

BUYER (GRANTEE) INFORMATION

The RICHARD P. BERN AND LISA A. BERN
Print Name: Berni Revocable Living Trust dated
Address: 6701 Buckskin Drive 7/11/2014
City: LAS VEGAS
State: NV Zip: 89108

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: ROGER A. GIULIANI, P.C.
Address: 500 N. RAINBOW, STE. 300
City: LAS VEGAS

Escrow # _____
State: NEVADA Zip: 89107