

APN# 001-084-01

EUREKA COUNTY, NV  
RPTT:\$0.00 Rec:\$37.00  
\$37.00 Pgs=3

**2020-241915**

**09/10/2020 04:41 PM**

LIFELINE ESTATE SERVICES  
LISA HOEHNE, CLERK RECORDER

E07

**Recording Requested by:**

Name: LIFELINE ESTATE SERVICES, INC.

Address: 3708 LAKESIDE DR. STE. 202

City/State/Zip: RENO/NEVADA/89509

**When Recorded Mail to:**

Name: LIFELINE ESTATE SERVICES, INC.

Address: 3708 LAKESIDE DR. STE. 202

City/State/Zip: RENO/NEVADA/89509

( for Recorder's use only )

**Mail Tax Statement to:**

Name: Donald W. Diehl

Address: 91 Pingneok Ct

City/State/Zip: SPARK, NV 89411

Quitclaim Deed

( Title of Document )

**Please complete Affirmation Statement below:**

☐ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the personal information of any person or persons.  
(Per NRS 239B.030)

**-OR-**

☒ I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the personal information of a person or persons as required by law; NRS 440.380

(State specific law)

Signature

TIFFANY H. RUSHING

**Printed Name**

OFFICE MANAGER

**Title**

This page added to provide additional information required by NRS 111.312 Sections 1-2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

APN # 001-084-01

**RECORDING REQUESTED  
AND RETURN TO:**

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

**MAILTAX STATEMENTS TO:**

Donald W. Diehl, Co-Trustee  
91 Ringneck Ct.  
Sparks, NV 89441

**QUITCLAIM DEED**

**CAROLYN K. LINDSAY, DONALD W. DIEHL and GAIL L. ARCHULETA**, co-trustees of the MARY DIEHL TRUST DATED JUNE 28, 1999, hereby quitclaims an undivided thirty three point four percent (33.4%) interest to **DONALD W. DIEHL, a married man as his sole and separate property**, the following described real estate in Eureka County, State of Nevada:




**See attached exhibit A**

TOGETHER with all the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues and 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: August 27<sup>th</sup>, 2020

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

  
CAROLYN K. LINDSAY  
  
DONALD W. DIEHL  
  
GAIL L. ARCHULETA

STATE OF NEVADA

COUNTY OF WASHOE


)  
) SS:  
)

**ACKNOWLEDGEMENT**

Personally came before me this August 27<sup>th</sup>, 2020, the above named **Carolyn K. Lindsay, Donald w. Diehl and Gail L. Archuleta**, to me known to be the persons who executed the foregoing instrument and acknowledge the same.



JOHN E. RHOADS  
NOTARY PUBLIC  
STATE OF NEVADA  
Appt. No. 96-2706-2  
My Appt. Expires June 30, 2024

  
John E. Rhoads, Notary Public  
Washoe County, Nevada  
My Commission Expires 06/30/2024

**Exhibit "A"**

Commencing at NW Corner of Lot one, Block Eighty-two, thence N. 79 48'E., along the North side of Lot One, a distance of Forty Feet to a point, hence S. 11 26' E., to a point on the South side of line of Lot Two in Block Eighty-two, hence S. 25 53'E. To a point on the South side of line of Lot Three in Block Eighty-Two, thence S. 80 14' W., along the South side of Lot Three to the SW Corner of Lot Three, Block Eighty-two, thence North along the West end line of Lots One, Two, Three, Block Eighty-Two, the NW Corner of Lot One, the place of beginning.

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 Eureka County, Nevada on January 17, 2003, as Document No. 180735, of Official Records.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues, and profits thereof.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)

a) 001-084-01

2. Type of Property:

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

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

FOR RECORDERS OPTIONAL USE ONLY

DOCUMENT/INSTRUMENT #:

BOOK PAGE

DATE OF RECORDING

NOTES:

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 from trust to Donald W. Diehl

5. Partial Interest: Percentage being transferred: 33.41.

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: Carolyn K. Lindsay

Capacity: Trustee

Signature: Donald W. Diehl

Capacity: Trustee

Signature: Gail A. Archuleta

Capacity: Trustee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Mary Diehl Trust dtd 6/28/09

Print Name: Donald W. Diehl

Address: 91 Ringneck Ct.

Address: 91 Ringneck Ct.

City: Sparks

City: Sparks

State: NV

State: NV

Zip: 89441

Zip: 89441

COMPANY /PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Lifeline Estate Services Inc.

Escrow #

Address: 3708 Lakeside Dr. Suite 202

City: Reno

State: NV

Zip: 89509

City: Reno

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

# WASHOE COUNTY RECORDER


OFFICE OF THE RECORDER  
KALIE M. WORK, RECORDER

1001 E. NINTH STREET  
RENO, NV 89512  
PHONE (775) 328-3661  
FAX (775) 325-8010

## LEGIBILITY NOTICE

The Washoe County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties rights may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed it may not reproduce a legible copy.

  
\_\_\_\_\_  
Signature

9.10.20  
\_\_\_\_\_  
Date

Tiffany Rushing  
\_\_\_\_\_  
Printed Name