

DOUGLAS COUNTY, NV
RPTT:\$1189.50 Rec:\$16.00
\$1,205.50 Pgs=3 2014-854883
12/24/2014 03:29 PM
NORTHERN NEVADA TITLE CC
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Keston Denny
P.O. Box 2006

Minden, NV 89423

MAIL TAX STATEMENTS TO:
Keston Denny & Natalie Canelis
P.O. Box 2006

Minden, NV 89423

Escrow No. N1405110-WD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1022-18-001-012
R.P.T.T. \$1,189.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Tommy Edward Stilson and Lorna Funez Stilson, Husband and Wife as Community Property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Keston Denny and Natalie Canelis, Husband and Wife, as Joint Tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Tommy Edward Stilson by Lorna Funez Stilson
Tommy Edward Stilson Lorna Funez Stilson
Lorna Funez Stilson, attorney in
STATE OF Texas } ss:
COUNTY OF Bowie

This instrument was acknowledged before me on, December 11th 2014
by Tommy Edward Stilson and Lorna Funez Stilson

Kayla Simmons
NOTARY PUBLIC



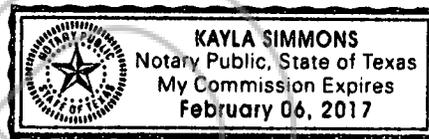
(Attorney in Fact)

STATE OF Texas
COUNTY OF Bowie

On this 11th day of December, 2014, personally appeared before me, a notary public, in and for said county, Lorna Funez Stilson, known (or proved) to me to be the person whose name is subscribed to the within instrument as to the attorney in fact of Tommy Edward Stilson and acknowledged to me that he/she subscribed the name of Tommy Edward Stilson thereto as principal, and his/her own name as attorney in fact, freely and voluntarily and for the uses and purposes therein mentioned.

WITNESS my hand and official seal.

Signature Kay S



**EXHIBIT A
LEGAL DESCRIPTION**

A parcel of land situated in and being a portion of the Northeast 1/4 of Section 18, Township 10 North, Range 22 East, M.D.B.&M.. and more particularly described as follows:

BEGINNING at a point where the intersection of the centerline of (formerly known as) State Route #3 with the Northern line of said Section 18 from which the Section corner common to Sections 7, 8, 17 and 18 of said Township and Range, bears North 89°31'00" East, a distance of 1,943.64 feet; said point also being the most Northeasterly corner of the parcel of land conveyed to EUGENE F. OSBORNE, et ux, in deed recorded February 26, 1975, in Book 275, Page 767, Document No. 78507, Official Records; thence South 40°38'00" East, a distance of 1,282.84 feet to a point; said point being the most Easterly corner of the Osborne's land; thence North 49°22'00" East a distance of 75.00 feet more or less to a point; said point being the Northwest corner of the parcel of land conveyed to EVELYN MORTON, a widow, in Deed recorded April 17, 1970, in Book 75, Page 124, Document No. 47823, Official Records; thence North 89°46'20" East, a distance of 1,054.89 feet to a point; said point being the Northeast corner of the Morton Land; thence North 00°13'20" West, along the Section line common to Section 17 and 18 of said Township and Range, a distance of 937.02 feet to a point; said point being the section corner common to Sections 7, 8, 17 and 18 of said Township and Range; thence South 89°31'00" West along the Northern line of Section 18, a distance of 1,943.64 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey recorded August 15, 1992. Document No. 61166.

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED JANUARY 15, 2014, BOOK 0114, PAGE 2095, AS FILE NO. 836717, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1022-18-001-012
b)
c)
d)

2. Type of Property:

- a) [] Vacant Land b) x Single Fam. Res.
c) [] Condo/Twnhse d) [] 2-4 Plex
e) [] Apt. Bldg f) [] Comm'l/Ind'l
g) [] Agricultural h) [] Mobile Home
i) [] Other

FOR RECORDERS OPTIONAL USE ONLY
Book Page
Date of Recording:
Notes:

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$305,000.00
Transfer Tax Value \$
Real Property Transfer Tax Due: \$305,000.00
\$1,189.50

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section
b. Explain Reason for Exemption:

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 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 Tommy Edward Stilson by Capacity Grantor
Signature Lorna Fleming Stilson, his attorney in fact Capacity Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Tommy Edward Stilson + Lorna
Address: 242 FM 2253 Funes Stilson
Texarkana, TX 75503
City, State, Zip

Print Name: Keston Denny + Natalie Capelis
Address: P.O. Box 2006
Minden, NV 89423
City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Northern Nevada Title Company Escrow #: N1405110-WD
Address: 1483 Highway 395, Suite B
City, State, Zip: Gardnerville, NV 89410