

A.P.N.: 1320-30-511-013

File No: 143-2479460 (Rt)

R.P.T.T.: \$0

When Recorded Mail To: Mail Tax Statements To:

Michael A. Thomson

PO Box 11714

Zephyr Cove, NV 89448

**GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Brandy Thomson wife of the Grantee

do(es) hereby GRANT, BARGAIN and SELL to

Michael A. Thomson, a married man as his sole and separate property

the real property situate in the County of Douglas, State of Nevada, described as follows:

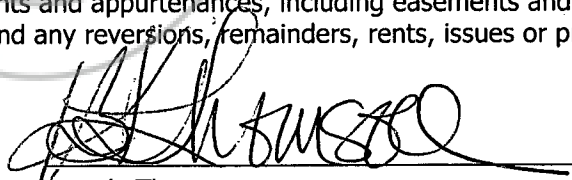
LOT 17, IN BLOCK C, AS SET FORTH ON FINAL MAP PD 02-04 FOR LA COSTA AT MONTE VISTA PHASE I, FILED FOR RECORD WITH THE DOUGLAS COUNTY RECORDER ON APRIL 25, 2005 IN BOOK 0405, AT PAGE 9815, AS DOCUMENT NO. 642625, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

Subject to

*THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Brandy Thomson MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Michael A. Thomson.*

*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.

Date: 04/30/2015



Brandy Thomson

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STATE OF **NEVADA** )  
 )  
 ) :ss.  
COUNTY OF **DOUGLAS** )  
 )

This instrument was acknowledged before me on

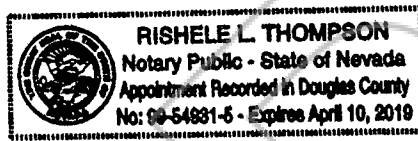
4/10/15 by

Brandy Thomson

*Rishele L. Thompson*

Notary Public

(My commission expires: 4/10/15 )



COPY

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-30-511-013
- 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
- i)  Other \_\_\_\_\_

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

- 3. a) Total Value/Sales Price of Property: \$0
- b) Deed in Lieu of Foreclosure Only (value of ( \$0 ))
- c) Transfer Tax Value: \$0
- d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: remove spouse w/out 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: Grantor  
 Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)  
 Print Name: Brandy Thomas  
 Address: Post Office Box 11714  
 City: Zephyr Cove  
 State: NV Zip: 89448

(REQUIRED)  
 Print Name: Michael Thomson  
 Address: PO Box 11714  
 City: Zephyr Cove  
 State: NV Zip: 89448

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

First American Title Insurance  
 Print Name: Company File Number: 143-2479460 R/Rt  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)