

DOUGLAS COUNTY, NV

2016-877114

RPTT:\$0.00 Rec:\$16.00

02/22/2016 12:18 PM

\$16.00 Pgs=3

VANTAGE POINT TITLE

KAREN ELLISON, RECORDER

E05

This Instrument Prepared by:
Curphey & Badger Law
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Return to and mail tax statements to:
MARY LOU DAVIS-LARSON
1248 MANHATTAN WAY
GARDNERVILLE, NV 89460
Customer Reference Number NV272435

Property Tax ID#: 1220-16-210-013

DEED OF GRANT

This indenture, made this 20th day of January, 2016, between MARY LOU DAVIS-LARSON FKA MARY LOU VASICK AND COLE B. LARSON, WIFE AND HUSBAND, Grantor, and MARY LOU DAVIS-LARSON AND COLE B. LARSON, WIFE AND HUSBAND, Joint Tenants w/ rights of survivorship of 1248 MANHATTAN WAY, GARDNERVILLE, NV 89460, Grantee.

Witnesseth, that said Grantor, for in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in DOUGLAS County, Nevada, to-wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1248 MANHATTAN WAY, GARDNERVILLE, NV 89460

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Witness the following signature and seal:

Mary Lou Davis Larson
FKA *Mary Lou Vasick*

MARY LOU DAVIS-LARSON FKA MARY LOU
VASICK

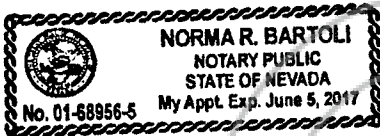
Cole B. Larson

COLE B. LARSON

STATE OF Nevada

COUNTY OF Douglas

The foregoing, Deed of Grant was acknowledged before me this ^{MRB} 20th day of January
January, 2016, by MARY LOU DAVIS-LARSON FKA MARY LOU
VASICK AND COLE B. LARSON, WIFE AND HUSBAND.



Norma R. Bartoli

Notary Public
My Commission Expires: 6/5/17

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"
LEGAL DESCRIPTION

All that real property situated in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

Lot 25, in Block A, of the MENDED MAP OF RANCHOS ESTATES, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on October 30, 1972, in Book 1072, Page 642, as Document No.62493.

Being that same property conveyed to Mary Lou Vasick and Cole B. Larson, wife and husband, as joint tenants by Deed from Mary Lou Vasick, a married woman, who acquired title as Mary Lou Davis Vasick, an unmarried woman dated September 20, 2004 and recorded February 24, 2004 in Book 204, Page 10146 in the Office of the Register of Deeds in and for Douglas County, Nevada.

COMMONLY KNOWN AS 1248 MANHATTAN Way, Gardnerville, NV,
89460

PARCEL ID. 1220-16-210-013

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-16-210-013
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property \$ 0
 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 5
 b. Explain Reason for Exemption: transfer between husband and wife

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 Mary Lou Davis Larson FKA Mary Lou Vasick Capacity Grantor

Signature Mary Lou Davis Larson & Cole B. Larson Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: MARY LOU DAVIS-LARSON FKA MARY LOU VASICK AND COLE B. LARSON
 Address: 1248 MANHATTAN WAY
 City: GARDNERVILLE
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: MARY LOU DAVIS-LARSON AND COLE B. LARSON
 Address: 1248 MANHATTAN WAY
 City: GARDNERVILLE
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Vantage Point Title, Inc Escrow #: NV272435
 Address: 25400 US Hwy 19 North, Ste 135
 City: Clearwater State: FL Zip: 33763