

DOUGLAS COUNTY, NV

2016-881247

RPTT:\$0.00 Rec:\$18.00

\$18.00 Pgs=5

05/25/2016 12:10 PM

U.S. DEEDS

KAREN ELLISON, RECORDER

E07

ASSESSOR'S PARCEL NO. 1420-07-715-019

**WHEN RECORDED MAIL TO:**

LAW OFFICE OF DIANA DEAN GENDOTTI  
95 MAIN STREET  
SUITE 7  
LOS ALTOS, CA 94022

**MAIL TAX NOTICES TO:**

MICHAEL W. DEMPSEY, TRUSTEE  
JACQUELINE J. DEMPSEY, TRUSTEE  
P.O. BOX 620626  
WOODSIDE, CA 94062

**WARRANTY DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MICHAEL W. DEMPSEY and JACQUELINE J. DEMPSEY, husband and wife, as joint tenants with right of survivorship (herein, "Grantor"), whose address is P.O. Box 620626, Woodside, CA 94062, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to MICHAEL W. DEMPSEY AND JACQUELINE J. DEMPSEY, Trustees, or any successors in trust, under the DEMPSEY REVOCABLE TRUST dated April 05, 2016 and any amendments thereto (herein, "Grantee"), whose address is P.O. Box 620626, Woodside, CA 94062, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 974 Sunview Drive, Carson City, NV 89705

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.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.



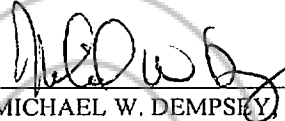


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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

Dempsey Revocable Trust dated April 05, 2016



A handwritten signature in black ink, appearing to read "M. W. Dempsey", written over a horizontal line.

MICHAEL W. DEMPSEY, Trustee



A handwritten signature in black ink, appearing to read "Jacqueline J. Dempsey", written over a horizontal line.

JACQUELINE J. DEMPSEY, Trustee  
Grantee

COOPER

**EXHIBIT A**

All that certain lot, piece or parcel of land situate in the County of Douglas, State of Nevada, described as follows:

**Lot 3, in Block S, as set forth on the Final Map of Sunridge Hights, Phase 6A & 8A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995, Book 595, Page 1, as Document No. 361213 and by Certificate of Amendment recorded May 17, 1995, Book 595, Page 2588, as Document No. 362268, and also by Certificate of Amendment Recorded August 7, 1995, in Book 895, at Page 816, as Document No. 367680. Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.**

Per NRS 111.312, this legal description was previously recorded in Book 0397, Page 4754, on March 28, 1997, in the office of the Recorder of Douglas County, Nevada.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-07-715-019  
 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: Verified Trust Cert - JS

3. Total Value/Sales Price of Property \$ 0.00  
 Deed in Lieu of Foreclosure Only (value of property) (\_\_\_\_\_)  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due \$ 0.00

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: 100.00 %

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**  
**(REQUIRED)**  
 Print Name: Michael W. Dempsey  
 Address: P.O. Box 620626  
 City: Woodside  
 State: CA Zip: 94062

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Dempsey Revocable Trust  
 Address: P.O. Box 620626  
 City: Woodside  
 State: CA Zip: 94062

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: U.S. Deeds, P.A. Escrow #: \_\_\_\_\_  
 Address: 213 Brentshire Drive  
 City: Brandon State: FL Zip: 33511