DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$18.00 \$18.00 Pgs=5

05/25/2016 12:10 PM

2016-881247

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.

Dated this 26 day of April	, 2016	\wedge
	GRANTOR:	
	$\bigcap_{n}\bigcap_{n}$	
	Philip 1	MICHAEL W. DEMPSEY
		WICHAEL W.DEWISET
"A notary public or other officer comple who signed the document to which this validity of that document"		
validity of that document		
STATE OF CALIFORNIA) ss.		_ \
COUNTY OF San Mateo)		
On April 26, 2016, before me, appeared Michael W. Dempsey	Diana T. Gendotti	, a Notary Public, personally , who proved to me on the basis
of satisfactory evidence to be the person	(8) whose name(8) is are	subscribed to the within instrument and
acknowledged to me that he she/they exe by (his/her/their signature(s) on the ins		
person(s) acted, executed the instrument		
I certify under PENALTY OF PERJURY paragraph is true and correct.	Y under the laws of the	State of California that the foregoing
WITNESS my hand and official seal.		
Mana Houds		DIANA T. GENDOTTI
Notary Public	NA STATE	Commission # 2108161 Notary Public - California
		Santa Clara County My Comm. Expires Apr 23, 2019
		And a series of second series of series of
	_ / /	
/ /		

GRANTOR:

"A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document"

STATE OF CALIFORNIA) ss. COUNTY OF San Mateo)

On April 26, 2016 , before me, <u>Diana T. Gendotti</u> , a Notary Public, personally appeared <u>Jacqueline J. Dempsey</u> , who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) (is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official scal.

Notary Public

DIANA T. GENDOTTI Commission # 2108161 Notary Public - California Santa Clara County My Comm. Expires Apr 23, 2019 *********

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

MICHAEL W. DEMPSKY Trustee

JACQUELLINE J. DEMPSEY, Trustee

Grantee

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 5, as set forth on the Final Map of Sunridge Heights, 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) D Vacant Land b) **Single** Fam. Res. FOR RECORDER'S OPTIONAL USE ONLY c) ☐ Condo/Twnhse d) ☐ 2-4 Plex Date of Recording: f) \(\subseteq \text{Comm'l/Ind'l} \) e) Apt. Bldg Notes: Verified Trust Cert - JS g) Agricultural h) Mobile Home Other 3. Total Value/Sales Price of Property \$ 0.00 Deed in Lieu of Foreclosure Only (value of property) \$ 0.00 Transfer Tax Value: \$ 0.00 Real Property Transfer Tax Due 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. Capacity GRANTOR Signature | Capacity ___ Signature SELLER (GRANTOR) INFORMATION **BUYER (GRANTEE) INFORMATION** (REQUIRED) (REQUIRED) Print Name: Michael W. Dempsey Print Name: Dempsey Revocable Trust Address:P.O. Box 620626 Address:P.O. Box 620626 City: Woodside City: Woodside State:CA Zip: 94062 State:CA Zip:94062 COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer) Escrow #: Print Name: U.S. Deeds, P.A. Address: 213 Brentshire Drive State: FL Zip: 33511 City: Brandon