

DOUGLAS COUNTY, NV

Rec:\$16.00

2016-885153

07/28/2016 04:12 PM

Pas=4

Total:\$16.00 CONNIE BRAMWELL



KAREN ELLISON, RECORDER

E07

Assessor's Parcel Number: 1420-34-601-007

Recording Requested By:

Name: Randy Stevens & Connie Bramwell

Address: 30 W. Alta Way

City/State/Zip Sandy, UT 84070

Real Property Transfer Tax: \$Exempt #7

Special Warranty Deed

(Title of Document)

This page added to provide additional information required by NRS 111.312 Sections 1-2. (Additional recording fee applies)

This cover page must be typed or legibly hand printed.

Mail tax notice to: Randy Stevens & Connie Bramwell 30 W. Alta View Way Sandy, UT 84070

Special Warranty Deed

CONSTANCE ALEATH J. BRAMWELL, Grantor, of Sandy, County of Salt Lake, State of Utah, hereby GRANTS to:

RANDY S. STEVENS and CONSTANCE A. BRAMWELL, of Sandy, Utah, Trustees, or their Successor Trustees, of THE STEVENS-BRAMWELL TRUST, dated the 29 day of June, 20 /6, as amended, Grantees,

for the sum of ten dollars (\$10) and other valuable consideration, the following described tract of land in Douglas County, State of Nevada:

SEE EXHIBIT "A"

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above property unto the Grantee IN FEE SIMPLE; so that neither Grantor or Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof. Grantor further WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, against every claim pertaining to the same property or any part thereof, by, through, or under Grantor, but not otherwise.

WITNESS THE HAND OF SAID GRANTORS, this 18 day of July , 2014.

Grantor

State of Utah

County of Salt Lake

On the $\sqrt{\$}$ day of $\sqrt{\$}$, 20 $\sqrt{\$}$, personally appeared before me CONSTANCE ALEATH J. BRAMWELL, the signer(s) of the Special Warranty Deed above, who duly acknowledged to me that they executed the same.

NOTARY PUBLIC

EXHIBIT A

(New Parcel 13A-1)

That portion of the Northeast 1/4 of Section 34, Township 14 North, Range 20 East, M.D.B.&M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning in the Northeasterly corner of Parcel 14A as said parcel is shown on that Certain Record of Survey supporting a Boundary Line Adjustment for Kenneth Earl Bramwell and Constance Aleath J. Bramwell, recorded in Book 1093 at Page 243 as Document No. 319312 of the Official Records of said Douglas County, said corner being on the Westerly right-of-way line of East Valley Road; thence Westerly along said Northerly line of said Parcel 12A, S. 89° 57' 07" W., 221.73 feet; thence N. 0° 04' 03" W. 589.38 feet; thence N. 89° 57' 03" E. 221.73 feet to a point on the Westerly right-of-way line of East Valley Road; thence Southerly along said Westerly right-of-way line, S. 0° 04' 03" E. 589.39 feet to the Point of Beginning.

Said Parcel Contains 3.000 Acres, more or less.

A.P.N. 1420-34-601-007



STATE OF NEVADA FOR RECORDERS OPTIONAL USE ONLY **DECLARATION OF VALUE** Document/Instrument#: _____ Page: _____ 1. Assessor Parcel Number (s Date of Recording: Notes: (d) 2. Type of Property: a) 🔼 Vacant Land b) Single Fam Res. Condo/Twnhse 2-4 Plex e) 🔲 Apt. Bldg. Comm'l/ind'i g) Agricultural Mobile Home I) Other 3. Total Value/Sales Price of Property: Deed in Lieu of Foreclosure Only (value of property) Transfer Tax Value: Real Property Transfer Tax Due: 4. If Exemption Claimed: a. Transfer Tax Exemption, per NR\$ 375.090, Section: b. Explain Reason for Exemption: Transfer 1 16to trust without consid 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 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 (Capacity Duman Signature 7 Signature Capacity ____ **SELLER (GRANTOR) INFORMATION BUYER (GRANTEE) INFORMATION** (REQUIRED) Address: Address: City: City: State: State: COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER) Print Name: Escrow # Address: State: _____ Zip: ____ City:

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)