

A.P.N.: 1420-34-303-005
File No: 143-2510272 (NMP)
R.P.T.T.: \$

When Recorded Mail To: Mail Tax Statements To:
Juley Ann Frank and Patrick D. Pearson
2665 Stewart Avenue
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Juley Ann Frank, a married woman who acquired title as Juley Ann Frank, an unmarried woman and Patrick Dennis Pearson a married man who acquired title as Patrick Dennis Pearson an unmarried man

do(es) hereby *GRANT, BARGAIN and SELL* to

Juley Ann Frank and Patrick Dennis Pearson, Wife and Husband as Joint tenants with right of survivorship

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

ALL THAT REAL PROPERTY BEING A PORTION OF ARTEMISIA SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 34, T. 14 N., R. 20 E., M.D.B. & M., AS FILED IN THE OFFICE OF THE COUNTY RECORDER, DOUGLAS COUNTY, NEVADA, ON AUGUST 10, 1959, AS DOCUMENT NO. 14758, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

BEING ALL OF PARCEL 3, AS SHOWN ON THE PARCEL MAP FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER, STATE OF NEVADA, ON APRIL 25, 1979, IN BOOK 479 OF MAPS, AT PAGE 1378, DOCUMENT NO. 31832.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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: 09/26/2016

COPY

Juley Ann Frank
Juley Ann Frank

Patrick Dennis Pearson
Patrick Dennis Pearson


STATE OF NEVADA)
)
COUNTY OF DOUGLAS) :SS.

This instrument was acknowledged before me on this:
26th day of September , 2016

By: **Juley Ann Frank and Patrick Dennis Pearson**

By: Jane / Its: _____

Notary Public
(My commission expires: 03-16-2017)

 J. LANE
Notary Public-State of Nevada
APPT NO. 98-1380-5
My App. Expires March 16, 2017

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-34-303-005
 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: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: 4
 b. Explain reason for exemption:
Correcting marital status (at no 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
 Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Juley Ann Frank and Patrick D. Pearson
 Address: 2665 Stewart Avenue
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Juley Ann Frank and Patrick D. Pearson
 Address: 2665 Stewart Avenue
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: First American Title Insurance Company File Number: 143-2510272 NMP/ JL
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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