

DOUGLAS COUNTY, NV **2016-888675**
RPTT:\$173.55 Rec:\$16.00
\$189.55 Pgs=3 **10/05/2016 12:37 PM**
STEWART TITLE GUARANTY - NON CA LOANS
KAREN ELLISON, RECORDER

Return to & Mail tax statements to:
John Dickenson & Druesilla Davis Smith
1355 Toiyabe Avenue
Gardnerville, NV 89410

Property Tax ID#: 1220-04-515-028
Order #: 1600608741

DEED OF GRANT

This indenture made this 26th day of September, 2016, by and between JOHN DICKENSON, an unmarried man, Grantor, and JOHN DICKENSON, an unmarried man, and DRUESILLA DAVIS SMITH, an unmarried woman, of 1355 Toiyabe Avenue, Gardnerville, NV 89410, Grantees.

Witnesseth, that said Grantor, for in consideration of the sum of ZERO (\$0.00) and 00/100 DOLLARS, and other good and valuable considerations in hand paid by Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantees 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"

Parcel ID: 1220-04-515-028
Commonly known as 1355 Toiyabe Avenue, Gardnerville, NV 89410

The previously recorded vesting deed was recorded on 04/17/2000 as Deed Instrument 0490061, in the Douglas City County Book of Official Records.

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 Grantees forever.

Witness the following signature and seal:

John Dickenson
JOHN DICKENSON

STATE OF Nevada

COUNTY OF Douglas

The foregoing, Deed of Grant was acknowledged before me this 26th day of September, 2016, JOHN DICKENSON.

Notary Public Shari L. Hall

Printed Name: Shari L. Hall

(Seal)
My Commission Expires: 7.6.19



No title search was performed on the subject property by the preparer. The preparer of this deed makes neither 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:

SITUATED IN COUNTY OF DOUGLAS, STATE OF NEVADA, AND DESCRIBED AS FOLLOWS,
TO-WIT:

ALL THAT REAL PROPERTY SITUATED IN THE UNINCORPORATED AREA COUNTY OF DOUGLAS
STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS: LOT 29, AS SHOWN ON THAT
CERTAIN MAP ENTITLED FINAL MAP OF CARSON VALLEY ESTATES SUBDIVISION UNIT NO. 3,
FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,
STATE OF NEVADA, ON SEPTEMBER 15, 1971, IN BOOK 2 OF MAPS, PAGE 257, AS DOCUMENT
NO. 54454.

BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED TO JOHN DICKENSON, AN
UNMARRIED MAN FROM OWNER OF RECORD BY DATED 02/22/2000 AND RECORDED
04/17/2000 IN DEED INSTRUMENT 0490061 OF THE DOUGLAS COUNTY, NEVADA PUBLIC
REGISTRY.

PARCEL NO. 1220-04-515-028

LOAN #: 262431775

ORDER #: 1600608741

State of Nevada Declaration of Value

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

1. Assessor Parcel Number(s)
a) 1220-04-515-028 _____
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 _____

3. Total Value/Sales Price of Property: \$ 88,951.00 _____
Deed in Lieu of Foreclosure Only (value of property) \$ 0.00 _____
Transfer Tax Value per NRS 375.010, Section 2: \$ 44,475.50 _____
Real Property Transfer Tax Due: \$ 173.55 _____

4. **If Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 50 %

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 amount owed.

Signature John Dickenson Capacity Owner

Signature _____ Capacity _____

(REQUIRED)
Print Name: John Dickenson
Address: 1355 Toiyabe Avenue
City: Gardnerville
State: NV Zip: 89410

(REQUIRED)
Print Name: John Dickenson & Druessilla Davis Smith
Address: 1355 Toiyabe Avenue
City: Gardnerville
State: NV Zip: 89410

COMPANY REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Carl Cameron Escrow # 1600608741
Address: 500 N. Broadway, Ste 900
City: St. Louis State: MO Zip: 63102