

PARCEL IDENTIFICATION NUMBER: 1420-32-001-023

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 820702

SEND TAX STATEMENTS/BILLS TO:
Peter P. Yen and Alexandra Hardy
1198 STEPHANIE WAY, MINDEN NV, 89423
Exempt from RPTT: NRS 375.090 (5)

GENERAL WARRANTY DEED

Alexandra Hardy married to **Peter P. Yen**, who acquired title as **Alexandra Hardy an unmarried woman** hereinafter grantor, whose tax-mailing address is **1198 STEPHANIE WAY, MINDEN NV, 89423**, for \$0.00 (Zero dollars and no cents) in consideration paid, grants, with general warranty covenants to **Peter P. Yen and Alexandra Hardy**, husband and wife, hereinafter grantees, whose tax mailing address is **1198 STEPHANIE WAY, MINDEN NV, 89423**, the following real property:

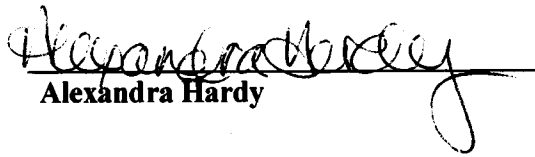
SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

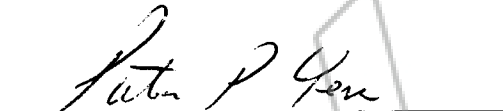
The real property described above is conveyed subject to general warranty covenants, the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 equity, to the only proper use, benefit and behalf of the grantees forever.

Prior instrument reference: **06678249** recorded on **06/28/2006**

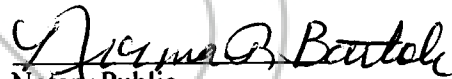
Executed by the undersigned on 11/9, 2016:


Alexandra Hardy


Peter P. Yen

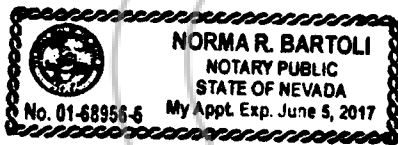
STATE OF Nevada
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on 11/9, 2016 by **Alexandra Hardy** and **Peter P. Yen** who are personally known to me or have produced as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.


Notary Public

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



**EXHIBIT A
(LEGAL DESCRIPTION)**

The land referred to herein is situated in the State of Nevada, County of Douglas, City of Minden Described as follows: Parcel 4-B as set forth on that certain Parcel Map LDA 02-012 for Smith and Smith, LLC, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 14, 2002, in Book 1102 of Official Records, at Page 6457, as Document 557716. Except therefrom all oil, gas, mineral and other hydrocarbons, as reserved in instruments of record.

PROPERTY ADDRESS 1198 STEPHANIE WAY, MINDEN NV, 89423

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-32-001-023
 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 ONLY	
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: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: TRANSFER BETWEEN HUSBAND AND WIFE

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 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: Alexandra Hardy Capacity: GRANTOR
 Signature: Peter P. Yen Capacity: GRANTEE

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Alexandra Hardy
 Address: 1198 STEPHANIE WAY, MINDEN NV, 89423
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Peter P. Yen and Alexandra Hardy
 Address: 1198 STEPHANIE WAY, MINDEN NV, 89423
 City: _____
 State: _____ Zip: _____

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: MORTGAGE CONNECT CP Escrow # _____
 Address: 2600 ANSLIDE DR
 City: MOON TWP State: PA Zip: 15708