

DOUGLAS COUNTY, NV

2017-894159

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

02/02/2017 01:58 PM

STEWART TITLE GUARANTY - NON CA LOANS

KAREN ELLISON, RECORDER

E04

Return to:
Stewart
500 North Broadway 9th Floor
St. Louis, MO 63102

Mail tax statements to:
Michael C. Steele & Sandra L. Thomas-Steele
697 Joette Drive
Gardnerville, NV 89460

Property Tax ID#: 1220-21-710-009
Order #: 1600621012

DEED OF GRANT

This indenture made this 23 day of January, 2017 by and between MICHAEL C. STEELE and SANDRA L. THOMAS-STEELE, f/k/a SANDRA L. THOMAS, married to each other, who acquired title as unmarried persons, and ROBERT C. THOMAS and JEANIE R. THOMAS, husband and wife, all as joint tenants, Grantors, and MICHAEL C. STEELE and SANDRA L. THOMAS-STEELE, married to each other, as joint tenants, of 697 Joette Drive, Gardnerville, NV 89460, Grantees.

Witnesseth, that said Grantors, 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, do hereby remise, release and quitclaim unto the said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have 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: 1220-21-710-009
Commonly known as: 697 Joette Drive, Gardnerville, NV 89460

The previously recorded vesting deed was recorded on 05/30/1991 in Volume 591 on Page 4465 in the Douglas 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.

Witness the following signature and seal:

Robert C. Thomas

ROBERT C. THOMAS

Jeanie R. Thomas

JEANIE R. THOMAS

Power of Attorney

STATE OF Nevada

COUNTY OF DOUGLAS

The foregoing, Deed of Grant was acknowledged before me this 23 day of January, 2017, ROBERT C. THOMAS and JEANIE R. THOMAS.



Notary Public *Karen Kukulus*
Printed Name: KAREN KUKULUS

(Seal)
My Commission Expires: 2/26/20

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.

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 Grantors, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Witness the following signature and seal:

Michael C. Steele
MICHAEL C. STEELE

Sandra L. Thomas-Steele
SANDRA L. THOMAS-STEELE, f/k/a
SANDRA L. THOMAS



STATE OF Nevada

COUNTY OF Douglas

The foregoing, Deed of Grant was acknowledged before me this 23 day of January, 2017, MICHAEL C. STEELE and SANDRA L. THOMAS-STEELE, f/k/a SANDRA L. THOMAS.

Notary Public *Karen Kukulus*
Printed Name Karen Kukulus

(Seal)
My Commission Expires:
2/26/20

EXHIBIT "A"

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

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND SITUATE IN THE COUNTY OF
DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS:

LOT 70, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA,
ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456.

BEING THAT PARCEL OF LAND CONVEYED OR ASSIGNED TO MICHAEL C. STEELE,
SANDRA L. THOMAS, UNMARRIED PERSONS, ROBERT C. THOMAS AND JEANIE R.
THOMAS, HUSBAND AND WIFE, ALL AS JOINT TENANTS FROM OWNER OF RECORD BY
DATED 05/29/1991 AND RECORDED 05/30/1991 IN DEED VOLUME 591 ON PAGE 4465 OF THE
DOUGLAS COUNTY, NEVADA PUBLIC REGISTRY.

APN #: 1220-21-710-009

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) 1220-21-710-009
 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: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value per NRS 375.010, Section 2: \$ 0.00
 Real Property Transfer Tax Due: \$ 0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption, per NRS 375.090, Section: 04
 b. Explain Reason for Exemption: Removing parents

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 <u>Robert C Thomas</u>	Capacity <u>Buyer</u>
Signature <u>Jeanie R Thomas</u>	Capacity <u>Seller</u>
<u>Robert C Thomas</u> SELLER (GRANTEE) INFORMATION (REQUIRED)	<u>Michael C Steele & Sandra L. Thomas-Steele</u> BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Robert C Thomas & Jeanie R Thomas
 Address: 697 Joette Drive
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Michael C Steele & Sandra L. Thomas-Steele
 Address: 697 Joette Drive
 City: Gardnerville
 State: NV Zip: 89460

COMPANY REQUESTING RECORDING
 (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Stewart Escrow # 1600621012
 Address: 500 N. Broadway, ste 900
 City: St. Louis State: MO Zip: 63102