



KAREN ELLISON, RECORDER

RECORDING REQUESTED BY:

John F and Christine C Bruns

INSTRUMENT PREPARED BY:

Gordon O. Seaman
3835 N. 161st Avenue
Goodyear, Arizona 85395

(Above reserved for official use only)

RETURN DEED TO:

John F and Christine C Bruns
267 James Canyon Loop
Genoa, Nevada 89411-0806

SEND TAX STATEMENTS TO:

John F and Christine C Bruns
267 James Canyon Loop
Genoa, Nevada 89411-0806

Tax Parcel/APN # 1419-27-610-010

QUIT CLAIM DEED FOR NEVADA

STATE OF NEVADA

DATE: February 13, 2017

COUNTY OF DOUGLAS

KNOW ALL MEN BY THESE PRESENTS THAT, for and in consideration of the sum of \$750,000.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the below-named grantor (hereinafter "**Grantor**") hereby quitclaims to the below-named grantee (hereinafter "**Grantee**") and Grantee's heirs and assigns forever, all of Grantor's right, title, interest, and claim, and subject to all easements, encumbrances, protective covenants, rights-of-way, mineral rights, and other conditions and restrictions, if any, in or to the following described real estate located at 267 James Canyon Loop, Genoa, Douglas County, Nevada 89411-0806 (the "**Property**").

Legal Description: Parcel # 1419-27-610-010 Douglas County, Nevada Lot 17 in Block A as set forth on final subdivision map a planned development PD 00-16 for Mountain Meadow Estates, phase 1, filed for record with the Douglas County recorder on March 06, 2002, in

Book 0302, at page 2214, as document no. 536360, official records of Douglas County, Nevada.

Subject to the following encumbrances or other restrictions: Canyon Creek Estates CC&R's

Grantor: Gordon O. Seaman
Marital Status: Married
Address: 3835 N. 161st Avenue
Goodyear, Arizona 85395

Gordon O. Seaman's Spouse: Catherine
Address: 3835 N. 161st Avenue
Goodyear, Arizona 85395

Grantee: John F and Christine C Bruns, as trustee on behalf of the The Bruns 2003 Family Trust
Marital Status: Not applicable
Address: 267 James Canyon Loop
Genoa, Nevada 89411-0806

Vesting Information / Property Interest: John F and Christine C Bruns receives the property from Grantor in fee simple as the sole owner.

Signatures

Grantor signed, sealed, and delivered this Quit Claim Deed to Grantee on February 13, 2017.

Grantor (or authorized agent)
Signed: Gordon O Seaman
Print Name: GORDON O. SEAMAN

Grantor's Spouse (or authorized agent)
I, Catherine, acknowledging receipt of sufficient consideration, hereby waive and release all my rights, title, and interest, if any, in the above Property unto Grantee.
Signed: Catherine Seaman
Print Name: CATHERINE SEAMAN

Witnesses

On this the 13 day of Feb, 2017, the foregoing QUIT CLAIM DEED was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Gordon O. Seaman (Grantor)
Catherine Seaman (Grantor's Spouse). (names of signatories). I further swear that I am unrelated to the parties signing this document by blood and hold no interest in the transaction.

FIRST WITNESS

Signed: [Signature]
Dated: 2/13/17
Print Name: Traici Baker
Address: 2657 Clubhouse Dr
Goodyear AZ 85395

SECOND WITNESS

Signed: [Signature]
Dated: 2-13-17
Print Name: Renee K Ellison
Address: 3657 Clubhouse Dr
Goodyear AZ 85395

Notary Public

STATE OF ARIZONA

COUNTY OF MARICOPA

On this the 13 day of Feb., 2017, the foregoing QUIT CLAIM DEED, entered into as of February 13, 2017, was sworn to and acknowledged before me by the following person(s), known or proven to me to be the person(s) whose name(s) is/are subscribed to within the instrument:

Gordon O. Seaman
Catherine Seaman

(names of signatories).

WITNESS my hand and official seal.



PRINT: Patricia Wegehaupt [Affix seal]

SIGN: Patricia Wegehaupt My Commission Expires: 12-03-2018

NOTARY PUBLIC

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1419-27-610-010
 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. Total Value/Sales Price of Property: \$ 750,000.00
 Deed in Lieu of Foreclosure Only (value of property) _____
 Transfer Tax Value: \$ 750,000.00
 Real Property Transfer Tax Due: \$ 2,975.00

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

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 BUYER
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: GORDON SEAMAN
 Address: 3835 161ST AVE
 City: GOODYEAR
 State: AZ Zip: 85395

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: JOHN F. BRUNS
 Address: 267 JAMES CANYON LOOP
 City: BENOA
 State: NV Zip: 89411-0806

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)

Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

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