DOUGLAS COUNTY, NV

2017-896891

E07

RPTT:\$0.00 Rec:\$16.00 \$16.00

Pgs=3

04/07/2017 08:28 AM

ANDERSON, DORN, & RADER, LTD.

KAREN ELLISON, RECORDER

This document does not contain a social security, number.

APN: 1420-19-101-010

RECORDING REOUESTED BY:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd. 500 Damonte Ranch Parkway, Suite 860 Reno, Nevada 89521

MAIL TAX STATEMENT TO:

DONALD A. SPITZER and ELIZABETH J. SPITZER 936 Powers Ave Minden, NV 89423

GRANTEE'S ADDRESS:

DONALD A. SPITZER and ELIZABETH J. SPITZER, Trustees SPITZER LIVING TRUST 936 Powers Ave Minden, NV 89423

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

DONALD A. SPITZER and ELIZABETH J. SPITZER (AKA LISA SPITZER), husband and wife, as Joint Tenants,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

DONALD A. SPITZER, ELIZABETH J. SPITZER, ANDREA LORETTA SPITZER, and JEANNIE MARGURITE SPITZER-PELHAM, Trustees, or their successors in trust, under the SPITZER LIVING TRUST, dated February 08, 2017, and any amendments thereto.

It is the intent of the Trustors for DONALD A. SPITZER and ELIZABETH J. SPITZER to hold title of this real property as Community Property.

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

Subject To:

- 1. Taxes for the Current fiscal year, paid current
- 2. Restrictions, Reservations, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

WITNESS our hands, this 7th day of March, 2017.

DONALD A. SPITZER

Elizabith J. S

STATE OF NEVADA

}ss:

COUNTY OF WASHOE

This instrument was acknowledged before me, this 7th day of March, 2017, by DONALD A. SPITZER and ELIZABETH J. SPITZER.

Notary P

SARA-LEE OLIVER Notary Public - State of Nevada Appointment Recorded in Washoe County

No: 99-59493-2 - Expires December 1, 2019

EXHIBIT "A"

Legal Description:

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

Being a portion of the North half of Lot 1 of the Northwest quarter of Section 19, Township 14 North, Range 20 East, M.D.B.&M., and more particularly described as follows:

COMMENCING at the Northwest corner of the North half of Lot 1 of the Northwest quarter of Section 19, Township 14 North, Range 20 East, M.D.B.&M., said point being marked by an iron pipe; thence East 462.09 feet to the point of beginning. Thence, continuing East 154.03 feet to a point; thence South 0°11' East, a distance of 282.80 feet to a point; thence West, a distance of 154.03 feet to a point; thence North 0°11' West, a distance of 282.80 feet to the point of ending.

Together with a non-exclusive easement over the existing road on the South line of property to Dangberg Road which gives access to Highway 395.

Per NRS 111.312- The Legal Description above appeared previously in that Grant, Bargain, Sale Deed recorded on November 4, 1985, as Document No. 126165 in Douglas County Records, Douglas County, Nevada.

APN: 1420-19-101-010

Property Address: 936 POWERS AVENUE, MINDEN, NV 89423

STATE OF NEVADA	
DECLARATION OF VALUE	
1. Assessor Parcel Number(s)	\wedge
a) 1420-19-101-010	/\
b)	\ \
c)	\ \
d)	\ \
	\ \
2. Type of Property:	\ \
a) Vacant Land b) ✓ Single Fam.	Res.
c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
e) Apt. Bldg f) Comm'l/Ind	
	DATE OF RECORDING:
g) Agricultural h) Mobile Hom	NOTES: Trust OK - JS
i)	Trade Ore 100
3. Total Value/Sales Price of Property:	<u> </u>
Deed in Lieu of Foreclosure Only (value of prope	
Transfer Tax Value:	\$ 0.00
Real Property Transfer Tax Due:	\$0.00
4 If Francisco Claims 4	
4. <u>If Exemption Claimed:</u> a. Transfer Tax Exemption per NRS 375.0	00 Section # 7
	fer to/from a trust, made without consideration.
b. Explain Reason for Exemption. A trains	ier tomoni a trust, made without consideration.
5. Partial Interest: Percentage being transferred	: 100 %
3. I ditidi intofost. I ofositago bonig transferred	
The undersigned declares and acknowledges, und	er penalty of perjury, pursuant to NRS 375.060 and NRS
	to the best of their information and belief, and can be
	stantiate the information provided herein. Furthermore, the
	emption, or other determination of additional tax due, may
result in a penalty of 10% of the tax due plus inte	
result in a penalty of 1070 of the tax due plus inte	rest at 170 per month.
Pursuant to NRS 375.030, the Buyer and Seller shall be	jointly and severally liable for any additional amount owed.
Signature Lonald Q. Spiler	Capacity Grantor
0.1:13	
Signature Elizabeth J Spitzer	Capacity Grantor
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: DONALD and ELIZABETH SPITZER	Print Name: SPITZER LIVING TRUST
Address: 936 Powers Ave	Address: 936 Powers Ave
City: Minden	City: Minden
State: NV Zip: 89423	State: NV Zip: 89423
COMPANY/DEDOON DEOLESTING DECORDING	
COMPANY/PERSON REQUESTING RECORDING	<u>1</u>
(required if not the seller or buyer) Print Name: Anderson, Dorn & Rader, Ltd.	Escrow #
Address: 500 Damonte Ranch Pkwy, Suite 860	ESCIOW #
City: Reno State	NV Zip: 89521
	M MAY BE RECORDED/MICROFILMED)
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