

DOUGLAS COUNTY, NV

2017-897583

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

04/20/2017 11:33 AM

LENDERS TITLE SOLUTIONS

KAREN ELLISON, RECORDER

E07

Return to &
Mail tax statements to:
Valida A. McMichael
1399 American Way
Wellington, NV 89444

Property Tax ID#: 1023-08-002-005
Order #: L-80645

DEED OF GRANT

This indenture made this 27th day of March, 2017, by and between VALIDA A. MCMICHAEL, an unmarried woman, Grantors, and VALIDA A. MCMICHAEL, as trustee of the Valida A. McMichael trust, of 1399 American Way, Wellington, NV 89444, Grantee.

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 Grantee, the receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim unto the said Grantee 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: 1023-08-002-005

Commonly known as: 1399 American Way, Wellington, NV 89444

The previously recorded vesting deed was recorded on 01/29/2009 as Deed Book 109 Page 6073 Instrument 73670, 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.

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:

Valida A. MCMichael
VALIDA A. MCMICHAEL

STATE OF NV

COUNTY OF Douglas

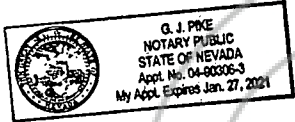
The foregoing, Deed of Grant was acknowledged before me this 27 day of March 2017, 2017, VALIDA A. MCMICHAEL.

Notary Public [Signature]

Printed Name: G. J. Pike

(Seal) State of Nevada
appt # 04-90306-3

My Commission Expires: 1-27-21



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"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

BEING A PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 10 NORTH, RANGE 23 EAST, M.D.B AND M., FURTHER DESCRIBED AS FOLLOWS: LOT 4, AS SET FORTH ON THE PARCEL MAP FOR VICTOR AND JANET BURON FILED FOR RECORD MARCH 24, 1981, IN BOOK 381, PAGE 2052, DOCUMENT NO. 54677, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

PARCEL 2:

AN ACCESS ROAD ACROSS THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8 TOWNSHIP, 10 NORTH, RANGE 23 EAST, M.D.B. AND M., AS DISCLOSED IN RIGHT-OF-WAY GRANT RECORDED FEBRUARY 27, 1992, IN BOOK 292, PAGE 4416, AS DOCUMENT NO. 271960, DESCRIBED AS FOLLOWS:

THE SAID ACCESS ROAD WILL BE 20 FEET WIDE AND APPROXIMATELY 600 FEET LONG, AND THE CENTERLINE OF THE ACCESS ROAD WILL EXTEND FROM THE NORTH BOUNDARY AT A POINT ABOUT 159 FEET WEST OF ITS NORTHEAST CORNER TO A POINT 15 FEET SOUTH OF THE SUBJECT PROPERTY, NORTHWEST CORNER. FROM THIS LOCATION THE ACCESS ROAD WILL ENTER THE SUBJECT PROPERTY.

Parcel ID: 1023-08-002-005

Commonly known as 1399 American Way, Wellington, NV 89444

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1023-08-002-005
 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
 Other _____

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: Trust OK BC	

3. Total Value/Sales Price of Property \$ 0
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 7
 b. Explain Reason for Exemption: To A Trust w/o consideration

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 Agent
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Valida A. McMichael
 Address: 1399 American way
 City: Wellington
 State: NV Zip: 89444

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Valida A. McMichael trust
 Address: 1399 American way
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Lenders Title Solutions Escrow #: L-801045
 Address: 2540 US Hwy 19 North, Ste 245
 City: Clearwater State: FL Zip: 33763