DOUGLAS COUNTY, NV

RPTT:\$274.95 Rec:\$15.00

2017-898481 05/11/2017 11:56 AM

\$289.95 Pgs=2

STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

When Recorded Return to: STEWART TITLE COMPANY 601 CANYON DR, STE 100 COPPELL, TX 75019

Send Tax Notices to: RICHARD A. ANSTEDT AND BARBARA J. ANSTEDT 986 ARROWHEAD DRIVE GARDNERVILLE, NV 89460

(top [X] inches reserved for recording data)

QUITCLAIM DEED

THIS QUITCLAIM DEED, by Grantor, SHELIA A. ALLEN, SURVIVING SPOUSE AND JOINT TENANT OF DAVID C. ALLEN (DECEASED), whose mailing address is 3390 VISTA GRANDE BLVD, CARSON CITY, NV 89705, for consideration paid, quitclaims to Grantee, RICHARD A. ANSTEDT AND BARBARA J. ANSTEDT, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, whose address is 986 ARROWHEAD DRIVE, GARDNERVILLE, NV 89460.

WITNESSETH. That the said first party, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the second party, the receipt of which is hereby acknowledged does or do by these presents QUITCLAIM unto the said Grantee its successors and assigns forever, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described real estate, and the improvements and appurtenances thereto in the County of DOUGLAS, State of Nevada, to wit:

LOT 147, OF BLOCK B, AS SHOWN ON THE PLAT OF SILVERADO HEIGHTS NO. 2 FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY NEVADA, AS DOCUMENT NO. 33717.

Commonly Known As: 3390 VISTA GRANDE BLVD, CARSON CITY, NV 89705

Parcel No.: 1420-18-113-001

The property hereinabove described was acquired by David C. Allen and Sheila A. Allen, as joint tenants with right of survivorship by Grant Deed dated 11/21/2000 and recorded on 11/21/2000 in Book 1100, at Page 4001, as Instrument No. 0503671 in the official records of DOUGLAS County, State of Nevada.

The Real Estate is conveyed subject to a deed of trust dated 7/22/2003 (the Deed of Trust), and recorded 7/30/2003, in the Official Records of DOUGLAS County, Nevada, in Book 703, at Page 15508, as Document/Instrument No. 0584871, between David C. Allen and Sheila A. Allen and Placer Title Company, as Trustee, which secures the performance of the obligations set forth in the Deed of Trust and the payment of a deed of trust note dated 7/22/2003 (the Note) made by David C. Allen and Sheila A. Allen, payable to Mortgage Electronic Registration Systems, Inc. (MERS), as nominee for Mortgage Investors Corporation, in the original principal sum of \$97,950.00, plus interest, and having an outstanding principal balance, as of the date hereof, of

\$\frac{70 \text{26}}{\text{26}}\$. The Grantee(s), by his/her/their execution hereof, hereby (i) assume and agree to perform all of the obligations of Sheila A. Allen, the Grantor under the Note and Deed of Trust, and (ii) agree to indemnify and hold the Grantor harmless from and against all loss, damage cost and expense (including reasonable attorney fees) incurred by the Grantor as a result of a failure by the Grantee(s) to fulfill his/her/their obligations under the Note and Deed of Trust.
IN WITNESS WHEREOF, the said Grantor has signed these presents.
Shelia a allen
STATE OF NEVADA)
COUNTY OF Douglas) SS.
On, 3rd, May, , 20 17, before me, the undersigned, a Notary Public in and for said State, personally appeared SHELIA A ALLEN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by
his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.
Motary Public J. Marie Wilson, CNSP My Commission Expires: 10/10/18

Prepared By: Heather Spitz, BC Law 1181 California Ave #175A Corona, CA 92881

State of Nevada			
Declaration of Value	FOR RECORDER'S OPTIONAL USE ONLY		
Assessor Parcel Number(s)	Document/Instrum	nent #	
a) 1420-18-113-001	Book: Page:		
b)	Date of Recording:		
c)			
d) Type of Property:	Notes:		
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			
i) One			
Total Value/Sales Price of Property:	\$ 70269.20		
Deed in Lieu of Foreclosure Only (value of property)		
Transfer Tax Value:	\$ 70269.20		
Real Property Transfer Tax Due:	\$ <u>274.95</u>		
If Exemption Claimed:			
a. Transfer Tax Exemption, per NRS 375.090, Section:			
b. Explain Reason for Exemption:			
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 therein. 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 Shely allen	Consoity	ranter	
Signature Alle Burbara Panstal	Capacity / Capacity	rantee	
SELLER (GRANTOR) INFORMATION		RANTEE) INFORMATION	
(REQUIRED)	BUYER (GF	(REQUIRED)	
Print Name: Shelia Allen	Print Name:	Richard and Barbara Anstedt	
Address: 3390 Vista Grande Blvd	Address:	986 ARROWHEAD DRIVE	
City: Carson City	City:	Gardnerville	
State: NV Zip 89702	State:	NV Zip 89460	
COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)			
Print Name:	Escrow #		
Address:			
City: St	ate	Zip	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)