

DOUGLAS COUNTY, NV  
RPTT:\$274.95 Rec:\$15.00  
\$289.95 Pgs=2 05/11/2017 11:56 AM  
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

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*(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



**State of Nevada  
Declaration of Value**

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

Assessor Parcel Number(s)  
a) 1420-18-113-001 \_\_\_\_\_  
b) \_\_\_\_\_  
c) \_\_\_\_\_  
d) \_\_\_\_\_

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 \_\_\_\_\_

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:              \$ 274.95 \_\_\_\_\_

**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 Shelia A. Allen Capacity Grantor  
Signature Barbara Anstedt Capacity Grantee

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
Print Name: Shelia Allen  
Address: 3390 Vista Grande Blvd  
City: Carson City  
State: NV                      Zip: 89702

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
Print Name: Richard and Barbara Anstedt  
Address: 986 ARROWHEAD DRIVE  
City: Gardnerville  
State: NV                      Zip: 89460

**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)