

A.P.N.: 1319-30-615-005  
File No: 12142-2518528 (JF)  
R.P.T.T.: \$-0-

When Recorded Mail To: Mail Tax Statements To:  
Ernest E. Thomas, Jr.  
1186 Venetian Harbor Drive, NE  
St. Petersburg, FL 33702

***GRANT, BARGAIN and SALE DEED***

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Mylene Thomas, spouse of the grantee herein

do(es) hereby *GRANT, BARGAIN and SELL* to

Ernest E. Thomas, Jr, a married man as his sole and separate property

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

LOT 5, AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 11 OF AMENDED MAP OF TAHOE VILLAGE UNIT NO. 2, RECORDED JULY 3, 1978, AS DOCUMENT NO. 22606, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

TOGETHER WITH AN UNDIVIDED 1/6TH INTEREST IN AND TO THE PORTION DESIGNATED AS COMMON AREA, AS SET FORTH ON THE CONDOMINIUM MAP OF LOT 11 OF AMENDED MAP, TAHOE VILLAGE UNIT NO. 2, RECORDED JULY 3, 1978, AS DOCUMENT NO. 22606, OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

***THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Mylene Thomas MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Ernest E. Thomas, Jr..***

***TOGETHER*** with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 05/30/2017

Pg 2 Grant, Bargain & Sale Deed

*Mylene Thomas*  
Mylene Thomas

STATE OF **FLORIDA** )  
 ) ss.  
COUNTY OF Pinellas )

This instrument was acknowledged before me on 5/30/17 by producing Fla Dr License as identification  
Mylene Thomas

Linda Ann Frezza  
Notary Public  
(My commission expires: 5-19-20)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 30, 2017** under Escrow No. **12142-2518528**.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-30-615-005
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$0.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: Divesting spousal interest; no 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.

Mylene →  
ERNEST →

Signature: *Mylene Thomas*  
Signature: *Ernest E. Thomas, Jr.*

Capacity: *Grantor*  
Capacity: *Grantee*

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Mylene Thomas

Print Name: Ernest E. Thomas, Jr.

Address: 1186 Venetian Harbor Dr NE

Address: 1186 Venetian Harbor Drive, NE

City: St. Petersburg

City: St. Petersburg

State: FL Zip: 33702

State: FL Zip: 33702

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

First American Title Insurance  
Print Name: Company

File Number: 12142-2518528 JF/ JF

Address 4620 S. Carson Street, Suite 5

City: Carson City

State: NV Zip: 89701

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