

DOUGLAS COUNTY, NV

2017-904902

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

09/28/2017 02:05 PM

VANTAGE POINT TITLE, INC.

KAREN ELLISON, RECORDER

E05

This Instrument Prepared by: *Margaret C. Dawn*  
Certified Document Solutions  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

**Return To After Recording:**

Carl James Spahr and Joanne Marie Spahr  
1336 Granborough Dr  
Gardnerville, NV 89410  
Reference Number: NV431030

**Mail Tax Statements To:**

Carl James Spahr and Joanne Marie Spahr  
1336 Granborough Dr  
Gardnerville, NV 89410

Parcel ID#: 1320-33-715-003

**DEED OF GRANT**

This indenture, made this 14 day of SEPT 2017,  
between **CARL JAMES SPAHR, A MARRIED MAN AS HIS SOLE AND SEPARATE  
PROPERTY**, whose post office address is 1336 Granborough Dr, Gardnerville, NV 89410,  
Grantor, and **CARL JAMES SPAHR AND JOANNE MARIE SPAHR, HUSBAND AND  
WIFE**, whose post office address is 1336 Granborough Dr, Gardnerville, NV 89410, Grantees.

Witnesseth, that said Grantor, for in consideration of the sum of TEN (\$10.00)  
DOLLARS, and other good and valuable considerations in hand paid by Grantees, the receipt  
whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said  
Grantees forever, all the right, title, interest, claim and demand which the said Grantor has 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"**

Property Address: 1336 Granborough Dr, Gardnerville, NV 89410

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 Grantor, either in law or in equity, to the only proper use, benefit  
and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the following signature and seal:

Carl James Spahr  
Carl James Spahr

STATE OF Nevada }

COUNTY OF Douglas }

This instrument was acknowledged before me on this 14 day of SEPT 2017  
by Carl James Spahr.

Donna Peacocke  
Notary Public  
Printed Name: Donna Peacocke  
My Commission Expires: 7-27-21



No title search was performed on the subject property by the preparer. The preparer of this deed makes no 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"**

**ALL THAT REAL PROPERTY SITUATED IN THE COUNTY OF DOUGLAS STATE OF NEVADA, BOUNDED AND DESCRIBED AS FOLLOWS:**

**LOT 3 OF BLOCK B, AS SET FORTH ON FINAL SUBDIVISION MAP NO. 1006-7 FOR CHICHESTER ESTATES PHASE 7, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON OCTOBER 13, 2000, IN BOOK 1000, PAGE 2398, AS DOCUMENT NO. 501336.**

**BEING THE SAME PROPERTY CONVEYED TO CARL JAMES SPAHR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY FROM JOANNE M. SPAHR, SPOUSE OF THE GRANTEE HEREIN BY DEED DATED MARCH 14, 2016 RECORDED MARCH 16, 2016 AT INSTRUMENT 2016-878193, IN THE OFFICE OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY, NEVADA.**

**Commonly Known As: 1336 Granborough Dr, Gardnerville, NV 89410**

**Parcel ID: 1320-33-715-003**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1320-33-715-003  
 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: _____	

3. Total Value/Sales Price of Property \$ 71,759.00  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: HUSBAND AND WIFE to and from with Nominal Consideration  
 5. Partial Interest: Percentage being transferred: 50.50 % 50.50

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 Joanne Marie SpaHR Capacity Grantee  
 Signature Carl James SpaHR Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: CARL JAMES SPAHR  
 Address: 1336 Granborough Dr, Gardnerville, NV 89410  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: CARL JAMES SPAHR AND JOANNE MARIE SPAHR  
 Address: 1336 Granborough Dr, Gardnerville, NV 89410  
 City: \_\_\_\_\_  
 State: \_\_\_\_\_ Zip: \_\_\_\_\_

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Vantage Point Title, Inc Escrow #: \_\_\_\_\_  
 Address: 25400 US Hwy 19 North, Ste 135  
 City: Clearwater State: FL Zip: 33763