

**ASSESSOR'S PARCEL NO. 1318-26-101-006**

**WHEN RECORDED MAIL TO:**

DANIEL J. ROSENBERG, SR.  
JULIA A. ROSENBERG  
34846 CHANCEY ROAD  
ZEPHYRHILLS, FL 33541

**MAIL TAX NOTICES TO:**

DANIEL J. ROSENBERG, SR.  
JULIA A. ROSENBERG  
34846 CHANCEY ROAD  
ZEPHYRHILLS, FL 33541

**SPECIAL WARRANTY DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, DANIEL J. ROSENBERG JR., a married man, joined by his spouse, MICHELLE E. ROSENBERG (herein, "Grantor"), whose address is 301 14th Street, Winona Lake, IN 46590, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to DANIEL J. ROSENBERG, SR. and JULIA A. ROSENBERG, husband and wife, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 34846 Chancey Road, Zephyrhills, FL 33541, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

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.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances made by Grantor except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

Dated this 19<sup>th</sup> day of September, 2017.

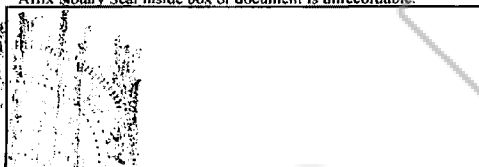
GRANTOR:

Dan Rosenberg  
DANIEL J. ROSENBERG JR.

STATE OF IND  
COUNTY OF ROSCIUSSCO

This instrument was acknowledged before me on 9-19-17, by DANIEL J. ROSENBERG JR.

Affix Notary Seal inside box or document is unrecordable.



Julie Arlene Lopez  
NOTARY PUBLIC  
Julie Arlene Lopez  
Marshall County  
1-26-2023

GRANTOR:

Michelle Rosenberg  
MICHELLE E. ROSENBERG

STATE OF Ind  
COUNTY OF ROSCIUSSCO

This instrument was acknowledged before me on 9-19-17, by MICHELLE E. ROSENBERG.

Affix Notary Seal inside box or document is unrecordable.

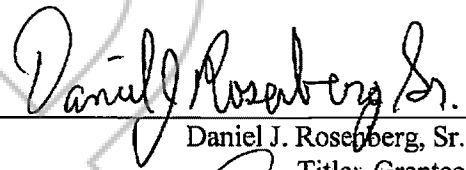


Julie Arlene Lopez  
NOTARY PUBLIC  
Julie Arlene Lopez  
Marshall County  
1-26-2023

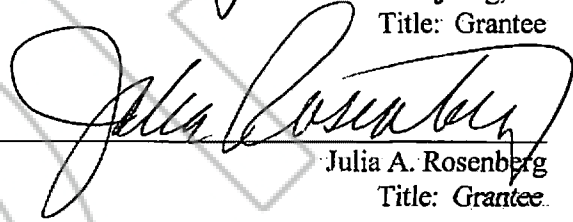
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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

  
\_\_\_\_\_

Daniel J. Rosenberg, Sr.  
Title: Grantee

  
\_\_\_\_\_

Julia A. Rosenberg  
Title: Grantee

**EXHIBIT A**

AN UNDIVIDED ONE-THREE THOUSAND TWO HUNDRED AND THIRTEENTH (1/3213) INTEREST AS A TENANT-IN-COMMON IN THE FOLLOWING DESCRIBED REAL PROPERTY (THE REAL PROPERTY):

A PORTION OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 26, TOWNSHIP 13 NORTH, RANGE 18 EAST, MDB&M, DESCRIBED AS FOLLOWS: PARCEL 3, AS SHOWN ON THAT AMENDED PARCEL MAP FOR JOHN E. MICHELSEN AND WALTER COX RECORDED FEBRUARY 3, 1981, IN BOOK 281 OF OFFICIAL RECORDS AT PAGE 172, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 53178, SAID MAP BEING AN AMENDED MAP OF PARCELS 3 AND 4 AS SHOWN ON THAT CERTAIN MAP FOR JOHN E. MICHELSEN AND WALTER COX, RECORDED FEBRUARY 10 1978, IN BOOK 278, OF OFFICIAL RECORDS AT PAGE 591, DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 17578.

EXCEPTING FROM THE REAL PROPERTY THE EXCLUSIVE RIGHT TO USE AND OCCUPY ALL OF THE DWELLING UNITS AS DEFINED IN THE "DECLARATION OF TIMESHARE USE" AND SUBSEQUENT AMENDMENTS THERETO AS HEREINAFTER REFERRED TO.

ALSO EXCEPTING FROM THE REAL PROPERTY AND RESERVING TO THE DEVELOPER, ITS SUCCESSORS AND ASSIGNS, ALL THOSE CERTAIN EASEMENTS REFERRED TO IN PARAGRAPHS 2.5, 2.6 AND 2.7 OF SAID DECLARATION OF TIMESHARE USE AND AMENDMENTS THERETO TOGETHER WITH THE RIGHT TO GRANT SAID EASEMENTS TO OTHERS.

TOGETHER WITH THE EXCLUSIVE RIGHT TO USE AND OCCUPY A "UNIT" AS DEFINED IN THE DECLARATION OF TIMESHARE USE RECORDED FEBRUARY 16, 1983, IN BOOK 283, AT PAGE 1341 AS DOCUMENT NO. 76233 OF OFFICIAL RECORDS OF THE COUNTY OF DOUGLAS, STATE OF NEVADA AND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED APRIL 20, 1983 IN BOOK 483 AT PAGE 1021, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 78917, AND SECOND AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED JULY 20, 1983 IN BOOK 783 OF OFFICIAL RECORDS AT PAGE 1688, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 84425 AND THIRD AMENDMENT TO DECLARATION OF TIMESHARE USE RECORDED OCTOBER 14, 1983 IN BOOK 1083 AT PAGE 2572, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 89535, ("DECLARATION"), DURING A "USE PERIOD", WITHIN THE HIGH SEASON WITHIN THE "OWNER'S USE YEAR", AS DEFINED IN THE DECLARATION, TOGETHER WITH A NON-EXCLUSIVE RIGHT TO USE THE COMMON AREAS AS DEFINED IN THE DECLARATION.

Per NRS 111.312, this legal description was previously recorded as Document No. 2015-866114, on July 13, 2015, in the office of the Recorder of Douglas County, Nevada.

*The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-26-101-006  
 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: Timeshare

**FOR RECORDER'S OPTIONAL USE ONLY**  
 Book: \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. Total Value/Sales Price of Property \$ 687.00  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 Transfer Tax Value: \$ 0.00  
 Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Transfer of real property within the first degree of lineal consanguinity. Parents/child

5. Partial Interest: Percentage being transferred: 100.00 %

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 Daniel Rosenberg Capacity GRANTOR

Signature Michelle Rosenberg Capacity Grantor

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

Print Name: Daniel J. Rosenberg Jr.  
 Address: 301 14th Street  
 City: Winona Lake  
 State: IN Zip: 46590

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

Print Name: Daniel J. Rosenberg, Sr.  
 Address: 34846 Chancey Road  
 City: Zephyrhills  
 State: FL Zip: 33541

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

Print Name: U.S. Deeds Escrow #: N/A  
 Address: 213 Brentshire Drive  
 City: Brandon State: FL Zip: 33594

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

5. Assessor Parcel Number(s)  
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 b) \_\_\_\_\_  
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 g)  Agricultural      h)  Mobile Home  
 ■ Other: Timeshare

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Signature Daniel Rosenberg Capacity GRANTEE  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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