

DOUGLAS COUNTY, NV

2017-906979

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=8

11/16/2017 01:50 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E04

APN: 1418-113-020-01

Escrow No. 00231393 - 016 - 17

RPTT -0- #4

When Recorded Return to:

**Donald J. Amaral and Janet Amaral**

2881 Rio Cordillera

Boerne, TX 78006

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

For valuable consideration, the receipt of which is hereby acknowledged,

**Donald J. Amaral and Janet Amaral, husband and wife; Carter J. Amaral, a single man, who acquired title as Carter J. Amaral and Ashley M. Amaral, a single woman all together, as joint tenants with right of survivorship**

do(es) hereby Grant, Bargain, Sell and Convey to

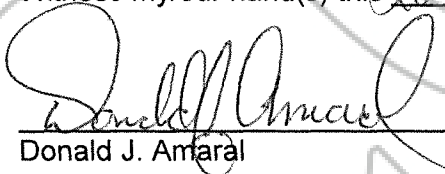
**Donald J. Amaral and Janet Amaral, husband and wife, as joint tenants with right of survivorship**

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 20th day of October, 2017

  
Donald J. Amaral

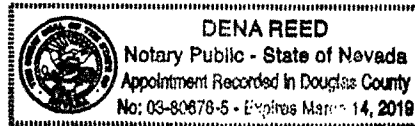
  
Janet Amaral

EXECUTED IN COUNTER PART

Carter J. Amaral

EXECUTED IN COUNTER PART

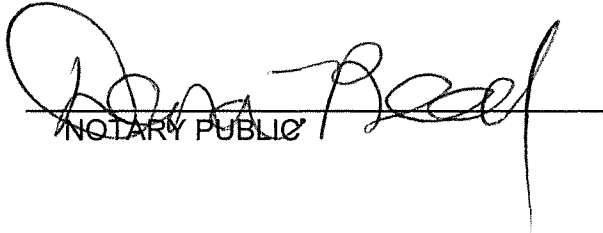
Ashley M. Amaral



SPACE BELOW FOR RECORDER

STATE OF NEVADA  
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 10-20, 2017,  
by Donald J. Amaral and Janet Amaral.

  
~~NOTARY PUBLIC~~

COPY

SPACE BELOW FOR RECORDER

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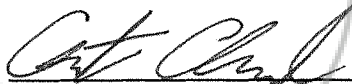
Witness my/our hand(s) this 11 day of October, 2017

EXECUTED IN COUNTER PART

Donald J. Amaral

EXECUTED IN COUNTER PART

Janet Amaral



Carter J. Amaral

EXECUTED IN COUNTER PART

Ashley M. Amaral

SPACE BELOW FOR RECORDER

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the documents to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA  
COUNTY OF

On OCTOBER 11<sup>TH</sup>, 2017, before me, KEVIN SMITH (Notary Name), personally appeared Carter J. Amaral, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of the California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

  
\_\_\_\_\_  
NOTARY PUBLIC



APN: 1418-113-020-01

Escrow No. 00231393 - 016 - 17  
RPTT -0- #4

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**Donald J. Amaral and Janet Amaral**  
2881 Rio Cordillera  
Boerne, TX 78006

Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

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**Donald J. Amaral and Janet Amaral, husband and wife; Carter J. Amaral, a single man, who acquired title as Carter J. Amaral and Ashley M. Amaral, a single woman all together, as joint tenants with right of survivorship**

do(es) hereby Grant, Bargain, Sell and Convey to

**Donald J. Amaral and Janet Amaral, husband and wife, as joint tenants with right of survivorship**

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 12th day of October, 2017

EXECUTED IN COUNTER PART

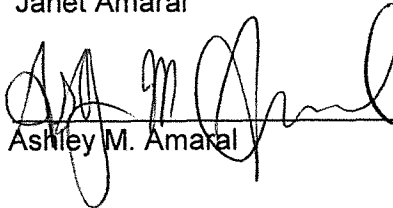
Donald J. Amaral

EXECUTED IN COUNTER PART

Janet Amaral

EXECUTED IN COUNTER PART

Carter J. Amaral

  
Ashley M. Amaral

SPACE BELOW FOR RECORDER

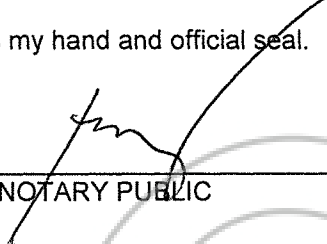
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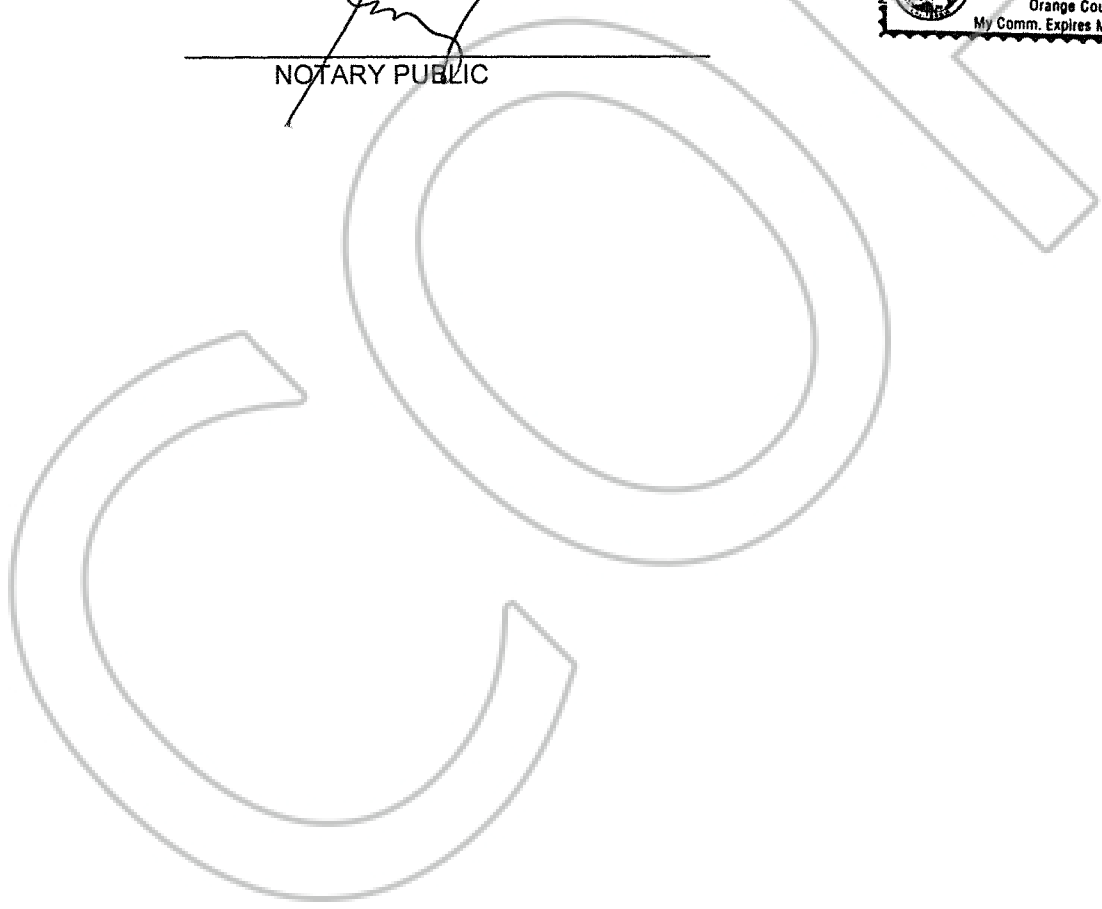
STATE OF CALIFORNIA  
COUNTY OF ORANGE

On OCT 12, 20 17, before me, ENGRACIO ALVAREZ (Notary Name), personally appeared Ashley M. Amara, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the persons or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of the California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

  
\_\_\_\_\_  
NOTARY PUBLIC



Parcel 1:

Begin at an iron pin set in concrete, whence the Meander corner of Lake Tahoe between Sections 3 and 10, Township 14 North, Range 18 East, M.D.B. & M., marked by an iron pipe set in concrete bears North 40°00" West 3902.9 feet;

Thence North 77°41' East 179.44 feet to an iron pin set in concrete, on the Westerly side of said ditch on an iron pipe set in concrete, on the Northerly side of old Glenbrook-Carson City Road;

Thence North 71°55' West 313.06 feet along the Northerly side of said road, to an iron pin set in concrete;

Thence North 80°38' West 108.17 feet along the Northerly side of said road to an iron pipe set in concrete;

Thence North 0°22' West 240.93 feet to an iron pipe set in concrete;

Thence North 77°41' East 11.25 feet to the place of beginning.

Parcel 2:

A right of way over that certain road as now located or as it may be located, extending from the State Highway, known as U.S. Route 50, by Deed, recorded September 4, 1940 in Book V of Deeds, Page 521, as Document No. 7140.

Parcel 3:

A perpetual easement for recreational activities usually incident to picnicking, boating, swimming and other aquatic sports by Deed, dated September 14, 1946, between the Glenbrook Company, a Delaware corporation, Grantor and Charlotte H. Shannon, Grantee, recorded November 18, 1946 in Book Y of Deeds, Page 67, Document No. 4018, records of Douglas County, Nevada.

Note: The above legal description was previously described in Document recorded November 12, 2015, as Document No. 2015-872498, of Official Records.

**EXHIBIT "A"**  
**Legal Description**

Parcel 1:

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APN: 1418-113-020-01

Order Number: 231393-DR



1. APN: 1418-113-020-01

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 ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA  
DECLARATION OF VALUE

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


4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 4
- b. Explain Reason for Exemption: A transfer of title without consideration, to remove children from title, pursuant to Grant, Bargain and Sale Deed, recorded on 11/12/2015 as Document No. 2015-872498.

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 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. \*Carter J. Amaral and Ashley M. Amaral

Signature 	Capacity Grantor
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Donald J. Amaral, Janet Amaral*	Print Name: Donald J. Amaral and Janet Amaral
Address: 2881 Rio Cordillera	Address: 2881 Rio Cordillera
City/State/Zip: Boerne, TX 78006	City/State/Zip: Boerne, TX 78006

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00231393-016
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)