

DOUGLAS COUNTY, NV **2018-908919**
RPTT:\$1092.00 Rec:\$35.00
\$1,127.00 Pgs=3 **01/09/2018 08:24 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1420-07-113-004

Escrow No. 00232661 - 016 - 18
RPTT ~~01/09/2018~~ \$1,092.00
When Recorded Return to:
Tammy A. Thomas
874 Meadow Vista Drive
Carson City, NV 89705
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,

Teresa M. Karlsson, Trustee of The Morris Family Trust dated August 12, 1997

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

Tammy A. Thomas, an unmarried woman

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

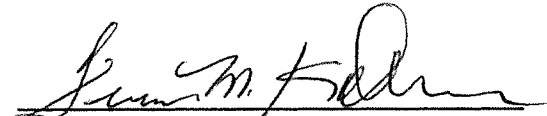
See Exhibit A attached hereto and made a part hereof.

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

SPACE BELOW FOR RECORDER


Witness my/our hand(s) this 5 day of Jan, 2017

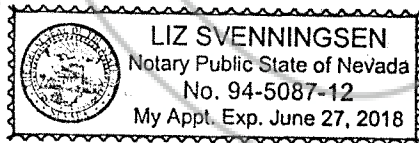
The Morris Family Trust dated August
12, 1997


Teresa M. Karlsson, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on Jan 5, 2017,
By Teresa M. Karlsson.

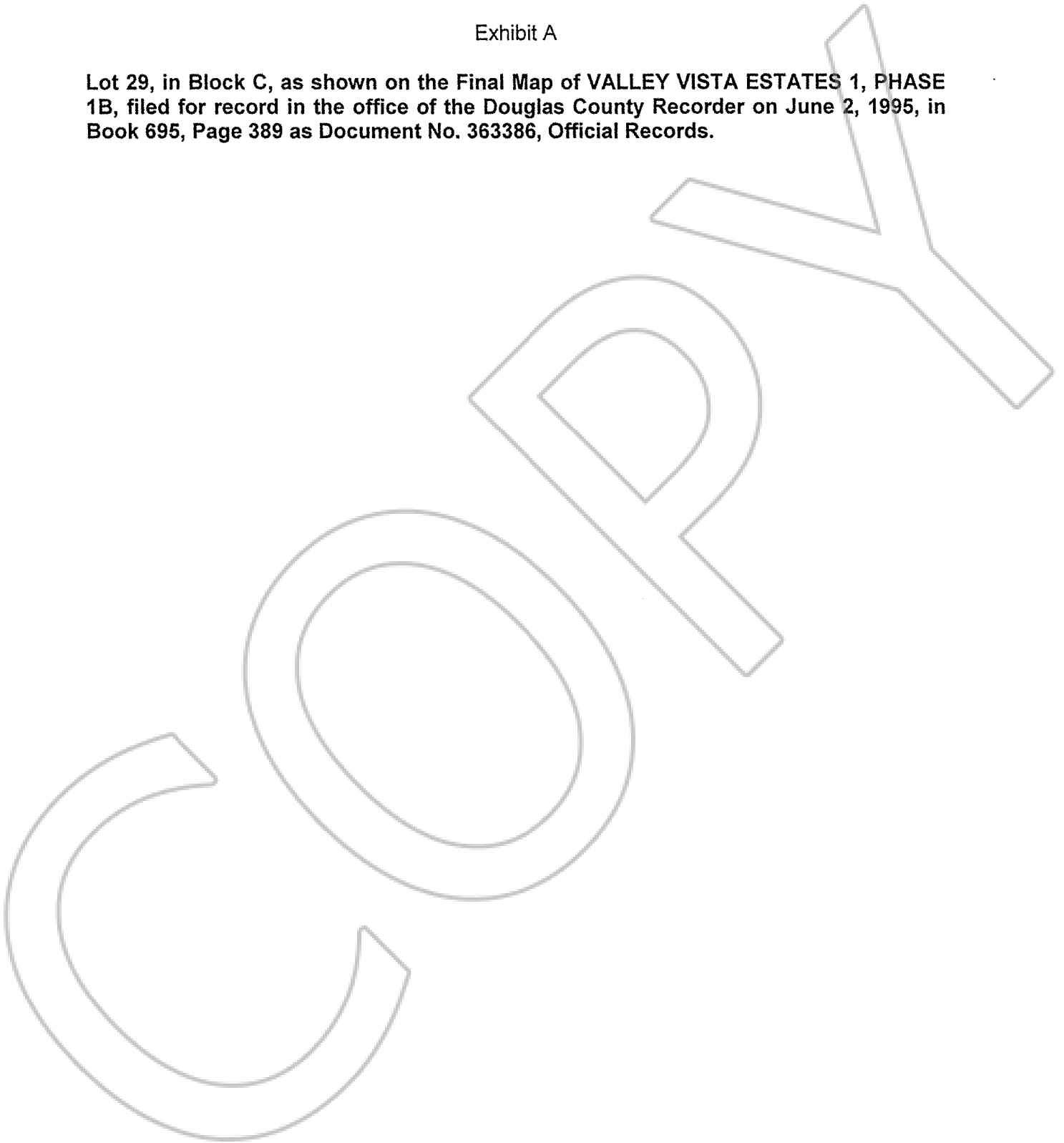

NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

Lot 29, in Block C, as shown on the Final Map of VALLEY VISTA ESTATES 1, PHASE 1B, filed for record in the office of the Douglas County Recorder on June 2, 1995, in Book 695, Page 389 as Document No. 363386, Official Records.



SPACE BELOW FOR RECORDER

1. APN: 1420-07-113-004

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
- 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:** \$280,000.00 _____
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$280,000.00 _____
 Real Property Transfer Tax Due: \$ 1,092.00 _____

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section ____
 b. Explain Reason for Exemption: ____
 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.

Signature <i>Morris Family Trust</i>	Capacity <i>Grantor</i>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Morris Family Trust dated August 12, 1997, Teresa M. Karlsson, Trustee	Print Name: Tammy A. Thomas
Address: 410 Brookfield Court	Address: 874 Meadow Vista Dr
City/State/Zip: Dayton, NV 89403	City/State/Zip: Carson City, NV 89705

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00232661-016
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	