

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: Shannon Bailey

Prepared by: Jennifer Montante Vigneri, Esq. – Nevada Bar No.: 11846
919 Winton Road, Suite 101, Rochester, New York 14618

Return to: Title 365-Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108
File # OS3200-17017052

Mail Tax Statement to: Ernest E. Thomas, 761 Milky Way Court Unit E, Stateline, NV 89449
Tax No.: 1319-30-615-005

GRANT, BARGAIN, AND SALE DEED

That I/we, ERNEST E. THOMAS, JR., a married man, joined by his wife, MYLENE THOMAS, the undersigned (herein referred to as Grantor, whether one or more), do hereby grant, bargain, and sell to ERNEST E. THOMAS, JR., a married man, as Sole and Separate Property pursuant to NRS 123.170 (herein referred to collectively as Grantee) and do by these presents, Grantor hereby grants, bargains, sells and conveys unto Grantee all right, title and interest in that certain property situated in the City of Stateline, County of Douglas, State of Nevada, to-wit:

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.

Being the same property conveyed from Erin Rebecca Anderson, as Trustee of The Erin R. Anderson Living Trust, U/A dated May 8, 2014 to Ernest E. Thomas, Jr., a married man as his sole and separate property by deed dated May 30, 2017 and recorded June 2, 2017 in Instrument No. 2017-899535 and re-recorded to correct the seller's signature block to include the Trust Information recorded June 12, 2017 as Instrument No. 2017-899784 in the Office of the County

Recorder for Douglas County, Nevada. Further being the same property conveyed from Mylene Thomas, Spouse of the Grantee, to Ernest E. Thomas, Jr., a married man, as his sole and separate property by deed recorded June 2, 2017 as Instrument Number 2017-899536 in the Office of the County Recorder for Douglas County, Nevada.

Commonly known as: 761 Milky Way Court Unit E, Stateline, NV 89449.

SUBJECT TO: 1. Current taxes and other assessments:
 2. Covenants, conditions, Reservations, Rights, Right of Way, and Easements now of record.

TOGETHER WITH all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.


THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD 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.

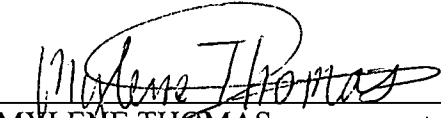
Grantor does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that: (1) Previous to the time of execution of this conveyance, the Grantor has not conveyed the same property, or any right, title, or interest, to any person other than the Grantee, and (2) that the real property is, at the time of execution of the conveyance, free from encumbrances done, made, or suffered by the Grantor, or any person claiming under the Grantor.

The said MYLENE THOMAS, Grantor herein, makes this deed for the purpose of relinquishing any and all spousal community or homestead interest to said property and to establish that said property is to be the sole and separate property of the Grantee herein.

WITNESS, Grantor's hand, this the 18th day of January, 2018.



ERNEST E. THOMAS, JR. (seal)



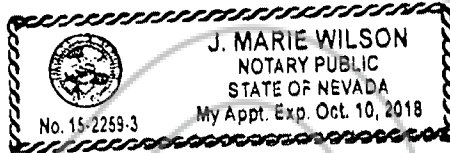
MYLENE THOMAS (seal)

ACKNOWLEDGEMENTS

STATE OF Nevada
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that ERNEST E. THOMAS, JR., has acknowledged the same before me in the County and State aforesaid, on this 18th day of January, 20 18.

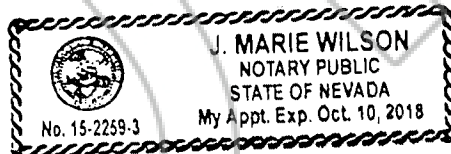
J. Marie Wilson
Notary Public
My Commission Expires: 10/10/18



STATE OF Nevada
COUNTY OF Douglas to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MYLENE THOMAS, has acknowledged the same before me in the County and State aforesaid, on this 18th day of January, 20 18.

J. Marie Wilson
Notary Public
My Commission Expires: 10/10/18



**State of Nevada
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

- Assessor Parcel Number(s)
 - 1319 30-1015-005
 - _____
 - _____
 - _____
- 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 _____	

3. Total Value/Sales Price of Property: \$ 0

Deed in Lieu of Foreclosure Only (value of property) \$ _____

Transfer Tax Value: \$ _____

Real Property Transfer Tax Due: \$ _____

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per NRS 375.090, Section: 5

b. Explain Reason for Exemption: deed to establish
sole and separate

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 therein. 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 Mylene Thomas Capacity Grantor

Signature [Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Mylene Thomas

Address: 701 Milky Way Ct. Unit E

City: Stakline

State: NV Zip 89449

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Ernest E. Thomas, Jr

Address: 701 Milky Way Ct Unit E

City: Stakline

State: NV Zip 89449

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Title 365 Escrow # _____

Address: 345 Rouser Rd, Ste. 300

City: Corapolis State PA Zip 15108

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)