

This Instrument Prepared by:  
Certified Document Solutions  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

DOUGLAS COUNTY, NV	<b>2018-911183</b>
RPTT:\$0.00 Rec:\$35.00	03/06/2018 01:05 PM
\$35.00 Pgs=3	
VANTAGE POINT TITLE, INC.	
KAREN ELLISON, RECORDER	E07

**Return To After Recording:**  
Charles Harlan Swanson and Carol Ann Swanson  
1037 Sunburst Dr  
Carson City, NV 89705  
Reference Number: NV442662

**Mail Tax Statements To:**  
Charles Harlan Swanson and Carol Ann Swanson  
1037 Sunburst Dr  
Carson City, NV 89705

Parcel ID#: 1420-08-212-016

**DEED OF GRANT**

This indenture, made this 5<sup>th</sup> day of December, 2017,  
between **CHARLES HARLAN SWANSON AND CAROL ANN SWANSON, AS CO-TRUSTEES OF THE SWANSON FAMILY 2006 REVOCABLE TRUST DATED AUGUST 9, 2006**, whose post office address is 1037 Sunburst Drive, Carson City, NV 89705, Grantor(s), and **CHARLES HARLAN SWANSON AND CAROL ANN SWANSON, HUSBAND AND WIFE, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose post office address is 1037 Sunburst Dr, Carson City, NV 89705, Grantee(s).

Witnesseth, that said Grantor(s), for in consideration of the sum of **ZERO (\$00.00) DOLLARS, and N O other good and valuable considerations** in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, do(es) hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest, claim and demand which the said Grantor(s) has/have 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: 1037 Sunburst Drive, Carson City, NV 89705

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(s) and seal(s):

Charles Harlan Swanson Dec 5, 17  
Charles Harlan Swanson, as Trustee of the Swanson Family  
2006 Revocable Trust dated August 9, 2006

Carol Ann Swanson 12/5/17  
Carol Ann Swanson, as Trustee of the Swanson Family  
2006 Revocable Trust dated August 9, 2006

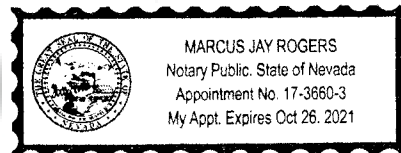
STATE OF Nevada }

COUNTY OF Carson city }

This instrument was acknowledged before me on this 5<sup>th</sup> day of December, 2017  
by Charles Harlan Swanson and Carol Ann Swanson, as Co-Trustees of the Swanson Family  
2006 Revocable Trust dated August 9, 2006.

Marcus Jay Rogers  
Notary Public

Printed Name: MARCUS JAY ROGERS  
My Commission Expires: OCT. 26, 2021



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"

LAND SITUATED IN THE COUNTY OF DOUGLAS IN THE STATE OF NV

LOT 17, IN BLOCK I, AS SHOWN ON THE AMENDED MAP OF SUNRIDGE HEIGHTS, PHASE 5B, A PLANNED UNIT DEVELOPMENT, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON FEBRUARY 22, 1995, IN BOOK 295, PAGE 3219, AS DOCUMENT NO. 356642.

BEING THE SAME PROPERTY CONVEYED TO CHARLES HARLAN SWANSON AND CAROL ANN SWANSON, AS CO-TRUSTEES OF THE SWANSON FAMILY 2006 REVOCABLE TRUST DATED AUGUST 9, 2006 FROM CHARLES HARLAN SWANSON AND CAROL ANN SWANSON, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON BY DEED DATED JUNE 16, 2016 RECORDED JUNE 23, 2016 AT INSTRUMENT 2016-883060, IN THE OFFICE OF THE REGISTER OF DEEDS OF DOUGLAS COUNTY, NEVADA.

Commonly Known As: 1037 Sunburst Drive, Carson City, NV 89705  
Parcel ID: 1420-08-212-016

N.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-08-212-016
- 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: SG - Trust OK

3. Total Value/Sales Price of Property

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 VPT 7
- b. Explain Reason for Exemption: Husband and Wife - with zero consideration

5. Partial Interest: Percentage being transferred: 100 %

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 Charles Swanson Dec 5 / 17 Capacity GRANTOR / GRANTEE

Signature Carol Swanson 12/5 / 17 Capacity GRANTOR / GRANTEE

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

Print Name: Charles Harlan Swanson and Carol Ann Swanson, as Co-Trustees of the Swanson Family 2006 Revocable Trust  
Dated August 9, 2006  
 Address: 1037 Sunburst Drive  
 City: Carson City  
 State: NV Zip: 89705

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

Print Name: Charles Harlan Swanson and Carol Ann Swanson  
 Address: 1037 Sunburst Drive, Carson City, NV 89705  
 City: Carson City  
 State: NV Zip: 89705

**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

**STATE OF NEVADA  
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 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
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 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	
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Notes: _____	

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 Deed in Lieu of Foreclosure Only (value of property) (0)  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due \$ 0

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Signature Charles Du 5, 17 Capacity GRANTOR/GRANTEE

Signature Carol Du 5, 2017 Capacity GRANTOR/GRANTEE

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Print Name: Vantage Point Title, Inc Escrow #: \_\_\_\_\_  
 Address: 25400 US Hwy 19 North, Ste 135  
 City: Clearwater State: FL Zip: 33763