



KAREN ELLISON, RECORDER E05

APN #: 1318-23-212-067

Recording Requested By:

Charles Andrew Nielsen

Return Documents to:

Name: Kaaran Thomas

Address: PO Box 11256

City/State/Zip: Zephyr Cove NV 89448

Send Tax Statements to:

Name: Charles Andrew Nielsen

Address: PO Box 11256

Zephyr Cove NV 89448

GRANT, BARGAIN, SALE DEED
(Husband to Himself and Wife)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Charles Andrew Nielsen**, aka C. Andrew Nielsen hereinafter referred to as "Grantor", does hereby grant, bargain, sell, and convey unto Charles Andrew Nielsen and Kaaran Elizabeth Thomas, Husband and Wife, as community property with rights of survivorship or hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Douglas, State of Nevada, to-wit:

- See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- Legal Description:

Prior instrument reference: Book 0505, Page 2784, Document No.0643756, of the Recorder of Douglas County, Nevada.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by Grantor, if any, which are reserved by Grantor.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD 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 does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

WITNESS Grantor(s) hand(s) this the 28 day of DECEMBER, 2017.

[Handwritten Signature]

Signature

C. ANDREW NIELSEN

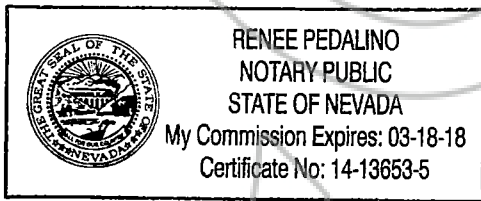
Print Name

State of Nevada, County of Douglas

The foregoing instrument was acknowledged before me on December 28, 2017,
(Date)

by Charles Andrew Nielsen
(Full Name of Signor)

(Seal)



[Handwritten Signature]
Notary Public, State of Nevada

Renee Pedalino
Print or Type Name

My Commission Expires: 3-18-18

Exhibit "A"
Legal Description

Parcel A of that Crandall Parcel Map recorded in the office of the County Recorder of Douglas County, Nevada, on June 11, 1979, in Book 679 of Official Records, at Page 730, as Document No. 33362.

Being a Parcel Map of Lot 29 A, B, C and D as shown on the Map LAKE VILLAGE, UNIT NO. 2-C, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 10, 1972, as Document 58124, in Book 97 Page 442, and Amended April 27, 1973, in Book 473 of Official Records at Page 1145, as document No. 65826, and a Certificate of Amendment recorded January 31, 1978, in Book 178 of Official Records, at Page 1838, as Document No. 17211.

Together with an undivided 1/3 interest in all remaining portions of Lot 29, outside the boundaries of Parcels A, B, and C.

Assessors Parcel No. 1318-23-212-067



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1318-23-212-067
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'/Ind'l
g) Agricultural h) Mobile Home
i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

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

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 5
b. Explain Reason for Exemption: ADDING WIFE TO TITLE

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 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 [Signature] Capacity GRANTOR

Signature _____ Capacity _____

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

Print Name: C. ANDREW NIELSEN
Address: PO Box 11256
City: ZEPHYR COVE
State: NV Zip: 89448

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

Print Name: SAME
Address: _____
City: _____
State: _____ Zip: _____

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)