

DOUGLAS COUNTY, NV

2019-925982

RPTT:\$0.00 Rec:\$35.00

02/22/2019 10:29 AM

\$35.00 Pgs=5

ETRCO

KAREN ELLISON, RECORDER

E03

APN# : 1420-18-113-001

Recording Requested By:

Western Title Company, LLC

Escrow No.: 102274-WLD

When Recorded Mail To:

Richard A. Anstedt and Barbara

J. Anstedt

986 Arrowhead Drive

Gardnerville, NV 89460

Mail Tax Statements to: (deeds only)

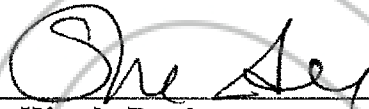
same as above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Wendy Dunbar

Escrow Officer

Quitclaim Deed

Re-recording Document #2017-898481 to record concurrently herewith the Affidavit of Death for David C. Allen, correcting the chain of title

This page added to provide additional information required by NRS 111.312 (additional recording fee applies)

DOUGLAS COUNTY, NV **2017-898481**
RPTT:\$274.95 Rec:\$15.00
\$289.95 Pgs=2 05/11/2017 11:56 AM
STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

When Recorded Return to:
STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL, TX 75019

Send Tax Notices to:
RICHARD A. ANSTEDT AND
BARBARA J. ANSTEDT
986 ARROWHEAD DRIVE
GARDNERVILLE, NV 89460

(top [X] inches reserved for recording data)

QUITCLAIM DEED

THIS QUITCLAIM DEED, by Grantor, **SHELIA A. ALLEN, SURVIVING SPOUSE AND JOINT TENANT OF DAVID C. ALLEN (DECEASED)**, whose mailing address is **3390 VISTA GRANDE BLVD, CARSON CITY, NV 89705**, for consideration paid, quitclaims to Grantee, **RICHARD A. ANSTEDT AND BARBARA J. ANSTEDT, HUSBAND AND WIFE AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose address is **986 ARROWHEAD DRIVE, GARDNERVILLE, NV 89460**.

WITNESSETH, That the said first party, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid by the second party, the receipt of which is hereby acknowledged does or do by these presents **QUITCLAIM** unto the said Grantee its successors and assigns forever, all the right, title, interest and claim, if any, which the said Grantor has in and to the following described real estate, and the improvements and appurtenances thereto in the County of **DOUGLAS**, State of Nevada, to wit:

LOT 147, OF BLOCK B, AS SHOWN ON THE PLAT OF SILVERADO HEIGHTS NO. 2 FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY NEVADA, AS DOCUMENT NO. 33717.

Commonly Known As: 3390 VISTA GRANDE BLVD, CARSON CITY, NV 89705
Parcel No.: 1420-18-113-001

The property hereinabove described was acquired by David C. Allen and Sheila A. Allen, as joint tenants with right of survivorship by Grant Deed dated 11/21/2000 and recorded on 11/21/2000 in Book 1100, at Page 4001, as Instrument No. 0503671 in the official records of DOUGLAS County, State of Nevada.

The Real Estate is conveyed subject to a deed of trust dated 7/22/2003 (the Deed of Trust), and recorded 7/30/2003, in the Official Records of DOUGLAS County, Nevada, in Book 703, at Page 15508, as Document/Instrument No. 0584871, between David C. Allen and Sheila A. Allen and Placer Title Company, as Trustee, which secures the performance of the obligations set forth in the Deed of Trust and the payment of a deed of trust note dated 7/22/2003 (the Note) made by David C. Allen and Sheila A. Allen, payable to Mortgage Electronic Registration Systems, Inc. (MERS), as nominee for Mortgage Investors Corporation, in the original principal sum of \$97,950.00, plus interest, and having an outstanding principal balance, as of the date hereof, of

When Recorded Return to:
STEWART TITLE COMPANY
601 CANYON DR, STE 100
COPPELL, TX 75019

Send Tax Notices to:
RICHARD A. ANSTEDT AND
BARBARA J. ANSTEDT
986 ARROWHEAD DRIVE
GARDNERVILLE, NV 89460

(top [X] inches reserved for recording data)

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STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1420-18-113-001

2. Type of Property:
a) Vacant Land
c) Condo/Twnhse
e) Apt. Bldg
g) Agricultural
i) Other _____
b) Single Fam. Res.
d) 2-4 Plex
f) Comm'l/Ind'l
h) Mobile Home

FOR RECORDERS OPTIONAL USE ONLY
DOCUMENT/INSTRUMENT #: _____
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

3. Total Value/Sales Price of Property: \$ _____
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 #3
b. Explain Reason for Exemption: re-recording document 2017-898481 to record concurrently herewith an affidavit of death for David C. Allen correcting the chain of title

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 DA Allen Capacity Escrow
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: Shelia A. Allen
Address: 505 W. Owens
City: Carbondale
State: IL Zip: 62901

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Richard Anstedt and Barbara Anstedt
Address: 986 Arrowhead Drive
City: Gardnerville
State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

Esc. #: 102274-WLD