DOUGLAS COUNTY, NV RPTT:\$0.00 Rec:\$35.00 Pgs=5

KAREN ELLISON, RECORDER

2019-925982

\$35.00

02/22/2019 10:29 AM

**ETRCO** 

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	Stat	ements	to:	(deeds	only)
1 4 2 2 2 2 2 2	J 44 A	wint	CHILLIA	···	luccus	VIIII 7 /

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 RPTT:\$274.95 Rec:\$15.00 \$289.95 Pgs=2

2017-898481

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. Alten 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. Alten 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

S 70 766 20 . The Grantee(s), by his/her/their execution hereof, hereby (i) assume and agree to perform all of the obligations of Sheila A. Allen, the Grantor under the Note and Deed of Trust, and (ii) agree to indemnify and hold the Grantor harmless from and against all loss, damage cost and expense (including reasonable attorney fees) incurred by the Grantor as a result of a failure by the Grantee(s) to fulfill his/her/their obligations under the Note and Deed of Trust.
IN WITNESS WHEREOF, the said Grantor has signed these presents.
Shelia A. Allen
STATE OF NEVADA )
COUNTY OF Douglas ) SS.
On,
Notary Public J. Marie Wilson, CNSP My Commission Expires: 10/10/18

Prepared By: Heather Spitz, BC Law 1181 California Ave #175A Corona, CA 92881 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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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:

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IN WITNESS WHEREOF, the said Grantor has signed these presents.
Shelia a. Allen
STATE OF NEVADA )
COUNTY OF Douglas ) SS.
On, 3rd, May.
State, personally appeared SHELIA A ALLEN personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.
Notary Public J. Marie Wilson, CNSP My Commission Expires: 10/10/18  Prepared By: Heather Spitz, BC Law 1181 California Ave #175A Corona, CA 92881

## STATE OF NEVADA DECLARATION OF VALUE

Assessors Parcel Number(s)

1.

	a) 1420-18-113-001						
2.	Type of Property:		FOR REC	ORDERS (	PTIONAL	USE ONLY	
	a) ☐ Vacant Land	b) ⊠ Single Fam. Res.					
	c) Condo/Twnhse	d) □ 2-4 Plex					
	e) ☐ Apt. Bldg	f) Comm'l/Ind'l	DATE OF B	ECORTING:	AGE	PANALITI AAAA	
	g) ☐ Agricultural	h) ☐ Mobile Home	NOTES:	CLCONDING,	***************************************	**************************************	
	i) ☐ Other	II) [] MOONE HOME	10125.	AAMAMIIRAAMAPIAAYSIAIAYSIA A			
	7) [] Other	<del></del>			19 TH. THE A S. P. LEWIS AND ST. SANSON AND ADDRESS.		
3.	Total Value/Sales Price of	\$	s				
	Deed in Lieu of Foreclosu						
	Transfer Tax Value:	\$					
	Real Property Transfer Ta	\$		MORE TO THE SECTION OF THE SECTION O			
	• •				CONTRACTOR AND INCIDENT AND INC		
4.	If Exemption Claimed:	/		1	l.		
	a. Transfer Tax Exemption per NRS 375.090, Section #3						
		or Exemption: re-recording			to record co	ncurrently herewith	
	an affidavit of death for Da	avid C. Allen correcting the	chain of tit	le /			
			. 1	/ /	/		
5.	Partial Interest: Percentage	e being transferred: 100 %					
				$\vee$ /			
		and acknowledges, under p					
		on provided is correct to the					
	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						
					on of addition	onal tax due, may	
	result in a penalty of 10%	of the tax due plus interest	at 1% per m	onth.			
D		D	<b>.</b> \\.		/		
owe	suant to NRS 375.030, the	Buyer and Seller shall be	gointiy and	severally in	ible for any	' additional amount	
	u. nature	2	Conceitre	Escro	7		
-	nature 77240		_Capacity _ _Capacity _	COCIU		***************************************	
Gigi	lature		_Сараспу _				
	SELLER (GRANTOR) IN	FORMATION	BUVER (	GRANTEE)	INFORMA"	LION	
/	(REQUIRED)	ORIMATION	(REQUIR		II OKWA	TION	
Prin			P - P		stedt and B	arbara Anstedt	
Nan				100mm 7 m	isteat and is	aroma / mstoat	
	ress: 505 W. Owens		Address:	986 Arrow	head Drive		
City			City:	Gardnervil			
State			State:	NV	Zip:	89460	
\	\				<del></del>		
CON	MPANY/PERSON REQUE	STING RECORDING					
-	(required if not the seller or bu						
Print	Name: eTRCo, LLC. On be	half of Western Title Compa	any E	sc. #: <u>102274</u> -	<u>-WLD</u>		
Addı	ress: Douglas Office						
	1362 Highway 395,						
City/	/State/Zip: Gardnerville, NV						
	(AS A PUI	BLIC RECORD THIS FORM I	MAY BE REC	ORDED/MICE	ROFILMED)		