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KAREN ELLISON, RECORDER E03

Natalia K. Vander Laan, Esq.

**A.P.N.: 1220-15-511-006**

**Recording Requested By:** )  
Vander Laan Law Firm, LLC )  
1624 10<sup>th</sup> St, Suite 3 )  
Minden, NV 89423 )

**When Recorded Mail to:** )  
Vander Laan Law Firm, LLC )  
1624 10<sup>th</sup> St, Suite 3 )  
Minden, NV 89423 )

**Mail Tax Statement to:** )  
Sharon and Doug Nelson, Trustees )  
976 Birdie Court )  
Gardnerville, NV 89460 )

RPTT: \$0.00 Exempt (3)  
Exempt (3): A transfer of title recognizing true status of ownership, same to same, joint tenant to community property; made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

DOUGLAS DAVID NELSON and SHARON ANNE NELSON, who took tile as, DOUGLAS NELSON and SHARON NELSON, husband and wife, as joint tenants,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

DOUGLAS DAVID NELSON and SHARON ANNE NELSON,  
husband and wife, as community property with right of survivorship

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described below, together with all improvements, tenements, hereditaments, and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues of profits thereof.

Legal description:

Lot 9, of the Official Plat of GARDNERVILLE RANCHOS UNIT NO. 3, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 1, 1965, in Book 28, Page 117, as Document No. 28310, and Amended Title Sheet on June 4, 1965, in Book 81, Page 687, as Document No. 28378.

Subject to:

1. Taxes for the current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easement now of record, if any.

This deed was prepared without the benefit of title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

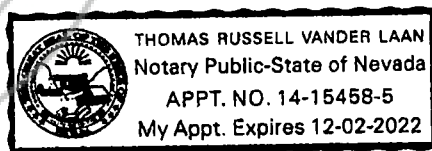
Executed on this 28<sup>th</sup> day of March, 2019.

  
DOUGLAS DAVID NELSON

  
SHARON ANNE NELSON

STATE OF NEVADA            )  
  ): ss  
COUNTY OF Douglas        )

This instrument was acknowledged before me on this 28<sup>th</sup> day of March, 2019, by Douglas David Nelson and Sharon Anne Nelson.



  
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1220-15-511-006  
 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  
 i)  Other \_\_\_\_\_

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

3. Total Value/Sales Price of Property: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 Transfer Tax Value: \$0.00  
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 3  
 b. Explain Reason for Exemption: A transfer of title recognizing true status of ownership, same to same, joint tenant to community property; made without consideration.

5. Partial Interest: Percentage being transferred: 100.00 %

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 Douglas and Sharon Nelson Capacity Grantor/Grantee

Signature Sharon Anne Nelson Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: DOUGLAS AND SHARON NELSON  
 Address: 976 Birdie Court  
 City: Gardnerville  
 State: NV Zip: 89423

Print Name: DOUGLAS AND SHARON NELSON  
 Address: 976 Birdie Court  
 City: Gardnerville  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: VANDER LAAN LAW FIRM LLC Escrow # \_\_\_\_\_  
 Address: 1624 10th St, Suite 3  
 City: Minden State: NV Zip: 89423

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