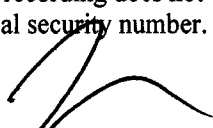


I hereby affirm that this document submitted for recording does not contain a social security number.



Signature-Ryan Mikita, Auditor  
Printed name & title

**APN: 1420-29-810-008**

**Recording Requested By: ServiceLink Division**

**Name: ServiceLink**

**Address: 1355 Cherrington Parkway**

**City/State/Zip: Moon Township, PA 15108**

**Document Title: Special/Limited Warranty Deed**

If legal description is a metes & bounds description furnish the following information:

Legal Description obtained from	Page	Document #:	recorded
DEED, Book			
in the Douglas			
County Recorder-office			

If Surveyor, please provide name and address.

This page added to provide additional information required by NRS 111.312 Sections 1-4.  
(Additional recording fee applies)

This cover page must be typed.

**PARCEL IDENTIFICATION NUMBER: 1420-29-810-008**

Commitment Number: 25602420  
Seller's Loan Number: 3001960136

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

**SEND TAX STATEMENTS/BILLS TO:**  
**DAVID COMER and PATRICIA ANN BADER COMER**  
1158 CHAPARRAL CT., MINDEN, NV 89423

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**SPECIAL/LIMITED WARRANTY DEED**

**Exempt: Section NRS 375.090(5): A transfer, assignment or other conveyance of real property if the owner of the property is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity.**

**DAVID COMER**, married, as to 1/2 interest, and **DAVID COMER and PATRICIA ANN BADER COMER**, husband and wife, as to 1/2 undivided interest, as community property with right of survivorship, whose mailing address is **1158 CHAPARRAL CT., MINDEN, NV 89423**, hereinafter grantors, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grant with covenants of special warranty to **DAVID COMER**, as to a 1/2 undivided interest, and **PATRICIA ANN BADER COMER**, as to a 1/2 undivided interest, husband and wife, hereinafter grantees, whose tax mailing address is **1158 CHAPARRAL CT., MINDEN, NV 89423**, the following real property:

**THAT CERTAIN REAL PROPERTY LOCATED IN DOUGLAS COUNTY, NEVADA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**LOT 50, BLOCK A, AS SET FORTH ON FINAL MAP OF SARATOGA SPRINGS ESTATES UNIT 1, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 5, 1990, IN BOOK 692, PAGE 525, AS DOCUEMNT NO. 227472**

**Assessor's Parcel No: 1420-29-810-008**

**Property Address is: 1158 CHAPARRAL CT., MINDEN, NV 89423**

**Prior instrument reference: 2018-910178**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

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 grantors, either in law or equity, to the only proper use, benefit and behalf of the grantees forever.

Executed by the undersigned on Sept. 27, 2019:

David Comer  
DAVID COMER, as to 1/2 interest

David Comer  
DAVID COMER

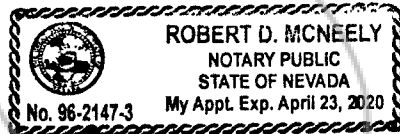
Patricia Ann Bader Comer  
PATRICIA ANN BADER COMER

STATE OF NEVADA  
COUNTY OF DOUGLAS

The foregoing instrument was acknowledged before me on SEPTEMBER 27, 2019 by **DAVID COMER** and **PATRICIA ANN BADER COMER** who are personally known to me or have produced driver license as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Robert D. McNeely  
Notary Public

This instrument prepared by:  
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550,  
Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1420-29-810-008  
 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

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Transfer between spouses for no consideration to re-divide percentage interest

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 Patricia Ann Bader Comer                      Capacity: Grantor

Signature David Comer    Capacity: Grantor

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

Print Name: DAVID COMER, married, as to 1/2 interest, and DAVID COMER and PATRICIA ANN BADER COMER, husband and wife, as to 1/2 undivided interest,

Address: 1158 CHAPARRAL CT.  
 City: MINDEN  
 State: NV                      Zip: 89423

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

Print Name: DAVID COMER, as to a 1/2 undivided interest, and PATRICIA ANN BADER COMER, as to a 1/2 undivided interest, husband and wife

Address: 1158 CHAPARRAL CT.  
 City: MINDEN  
 State: NV                      Zip: 89423

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

Print Name: ServiceLink  
 Address: 1355 Cherrington Pkwy.  
 City: Moon Township

Escrow # 25602420  
 State: PA                      Zip: 15108