

**PARCEL IDENTIFICATION NUMBER: 0923-07-000-008**

Commitment Number: DEF2024616-A

After Recording, Send To:

**Boston National Title Agency, LLC**  
400 Rouser Road, Suite 101  
Coraopolis, PA, 15108

**SEND TAX STATEMENTS/BILLS TO:**

**John Robert Heldman**  
1327 Jackie Lane, Minden, NV 89423

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**SPECIAL/LIMITED WARRANTY DEED**

**David Thomas**, an unmarried man, hereinafter grantor, whose tax-mailing address is **2642 Stewart, Minden, NV 89423**, for \$52,000.00 (Fifty Two Thousand Dollars and Zero Cents) in consideration paid, grants with covenants of limited warranty to **John Robert Heldman**, a single man, hereinafter grantee, whose tax mailing address is **1327 Jackie Lane, Minden, NV 89423**, the following real property:

**The following described real property in the County of Douglas, State of Nevada. The Southwest quarter of the Southeast quarter of Section 7, Township 9 North, Range 23 East, M. D. B. & M. RESERVING THEREFROM, an easement for road and utility purposes to be used in common with others over the North, East and West 10 feet thereof and over the South 20 feet thereof**

**Property Address is: 2594 Eastside Ln., Gardnerville, NV 89410**

Prior instrument reference: **2018-913399**

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

Executed by the undersigned on June 2, 2020:

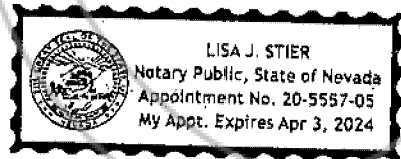
  
\_\_\_\_\_  
**David Thomas**

STATE OF Nevada  
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on June 2, 2020 by **David Thomas** who is ~~personally known to me~~ or has produced USA Passport as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

  
\_\_\_\_\_  
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. File Number: DEF2024616-A.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 0923-07-000-008  
 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

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property \$ 52,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ 52,000.00  
 d. Real Property Transfer Tax Due \$ 222.80

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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: David Thomas  
 Address: 2642 Stewart, Minden, NV 89423  
 City: Minden  
 State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: John Robert Heldman  
 Address: 1327 Jackie Lane, Minden, NV 89423  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Joseph P. Vallone / BNT, LLC Escrow # \_\_\_\_\_  
 Address: 400 Rouser Rd, Suite 101  
 City: Loraopolis State: PA Zip: 15108