

DOUGLAS COUNTY, NV

2020-948855

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/09/2020 08:53 AM

SYNRGO, INC

KAREN ELLISON, RECORDER

E03

Return to & Mail Tax Statements to:  
Charlene Whelan  
739 Lassen Way  
Gardnerville, NV 89460

\* APN/Property Tax ID#: 1220-22-210-040  
Order #: 55664739LA  
Ref #: 8011402787

## DEED OF GRANT

This indenture made this 18<sup>th</sup> day of January, 2020, between CHARLENE WHELAN, f/k/a CHARLENE BOOHER, an unmarried woman, who acquired title as a single person, Grantor, and CHARLENE WHELAN, an unmarried woman, of 739 Lassen Way, Gardnerville, NV 89460, Grantee.

Witnesseth, that said Grantor, for in consideration of the sum of ZERO and 00/100 (\$0.00) DOLLARS, and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in Douglas County, Nevada, to-wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Parcel ID: 1220-22-210-040

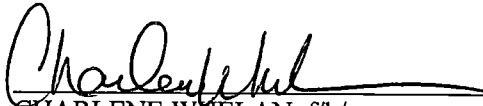
Property Address: 739 Lassen Way, Gardnerville, NV 89460

The previously recorded vesting deed was recorded on 05/28/10, in Instrument No. 2015-862790, in the Douglas County Book of Official Records.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

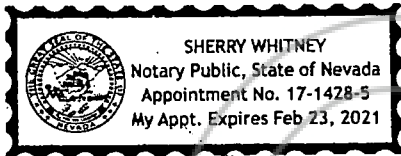
To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Witness the following signatures and seals:

  
CHARLENE WHELAN, f/k/a  
CHARLENE BOOHER

STATE OF Nevada  
COUNTY OF Douglas

The foregoing, Deed of Grant was acknowledged before me this 18<sup>th</sup> day of January, 2020, CHARLENE WHELAN, f/k/a CHARLENE BOOHER.



  
Notary Public  
My Commission Expires: 2/23/21

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**EXHIBIT 'A'**

File No.: **55664739LA (SSC)**  
Property: **739 LASSEN WAY, GARDNERVILLE, NV 89460**

**LOT 18, AS SHOWN ON THE OFFICIAL MAP OF GARDNER VILLE RANCHOS UNIT NO. 6, FILED FOR RECORD ON MAY 29, 1973 IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 66512, AND ON RECORD OF SURVEY RECORDED OCTOBER 1, 1982, IN BOOK 1082, OF OFFICIAL RECORDS AT PAGE 006, AS DOCUMENT NO. 71399.**

**EXCEPTING THEREFROM ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND LYING WITHIN THE BOUNDARIES OF THE AFOREMENTIONED LOT 18 OF GARDNERVILLE RANCHOS UNIT NO. 6, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID LOT 18 WHICH POINT IS THE TRUE POINT OF BEGINNING; THENCE ALONG THE LINE BETWEEN SAID LOTS 18 AND 20, NORTH 55° 14' 00" EAST A DISTANCE OF 70.00 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 18; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 18 NORTH 34° 46' 00" WEST A DISTANCE OF 10.43 FEET; THENCE LEAVING SAID LOT LINE, SOUTH 46° 45' 31" WEST A DISTANCE OF 70.77 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE: The above metes and bounds description appeared previously in that certain document recorded in the office of the County Recorder of Douglas County, Nevada on May 28, 2015 as Document no. 2015-862791 of Official Records.**

**A.P.N. 1220-22-210-040**

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1220-22-210-040  
 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	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$ N/A  
 Deed in Lieu of Foreclosure Only (value of property) ( 0 )  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due: \$ 0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 03  
 b. Explain Reason for Exemption: Correction Name - Unmarried

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 [Handwritten Signature] Capacity Grantor  
 Signature [Handwritten Signature] Capacity Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED) F/K/A Charlene Booher

Print Name: Charlene Whelan  
 Address: 739 Lassen way  
 City: Gardnerville  
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: Charlene Whelan \*  
 Address: 739 Lassen way  
 City: Gardnerville  
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Susan Cho - First American Escrow # 666647392A  
 Address: First American #4 590 W. Lambert Rd.  
 City: Santa Ana AS Brea State: CA Zip: 92821  
92707 AS

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

\* an unmarried woman