

DOUGLAS COUNTY, NV
RPTT:\$2340.00 Rec:\$40.00
\$2,380.00 Pgs=2
2020-952591
09/15/2020 04:04 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1318-23-213-031
R.P.T.T.: \$2,340.00
Escrow No.: 20005935-DR
When Recorded Return To:
Charles Andrew Nielsen and Kaaran
Elizabeth Thomas
PO Box 11256
Zephyr Cove, NV 89448

Mail Tax Statements to:
Charles Andrew Nielsen and Kaaran
Elizabeth Thomas
PO Box 11256
Zephyr Cove, NV 89448

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Owen T. Carter, Trustee of the Carter Family Survivor's Trust

do(es) hereby Grant, Bargain, Sell and Convey to

Charles Andrew Nielsen and Kaaran Elizabeth Thomas, husband and wife, as community property with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 43B, of Lake Village Unit No. 2-D, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on June 5, 1972, in Book 101, Page 277, as Document No. 59803, of Official Records..

Assessors Parcel No.: 1318-23-213-031

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 15 day of Sept., 2020.

Owen T. Carter, Trustee of the Carter Family Survivor's Trust

BY: Owen T. Carter
Owen T. Carter
Trustee

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 15 day of Sept, 2020 by Owen T. Carter, as Trustee, as Trustee of Owen T. Carter, Trustee of the Carter Family Survivor's Trust.

Dena Reed
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-213-031
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$600,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$600,000.00
 d. Real Property Transfer Tax Due: \$2,340.00
4. IF EXEMPTION CLAIMED:
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____
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 the 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: Owen T. Carter Capacity: Grantor
 Signature: _____ Capacity: Grantee

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

Print Name: Owen T. Carter, Trustee of the Carter Family Survivor's Trust
 Address: PO Box 11494
 City: Zephyr Cove
 State: NV Zip: 89448

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

Print Name: Charles Andrew Nielsen and Kaaran Elizabeth Thomas
 Address: 89 Lake Village Drive #B PO Box 11256
 City: Zephyr Cove
 State: Nevada Zip: 89443 89448

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20005935-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED