

DOUGLAS COUNTY, NV

2021-968235

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/28/2021 08:49 AM

BOSTON NATIONAL TITLE AGENCY, LLC

KAREN ELLISON, RECORDER

E03

PARCEL IDENTIFICATION NUMBER: 122016510070

Commitment Number: NV21104333

After Recording, Send To:

SEND TAX STATEMENTS/BILLS TO:

Raymond J. Curtis,
1352 TOPAZ LN, GARDNERVILLE, NV 89460

SPECIAL/LIMITED WARRANTY DEED

Exempt: Section NRS 375.090(3): a transfer of title recognizing the true status of ownership of the real property.

Raymond J. Curtis, an unmarried man who took title as a married man as his sole and separate property, hereinafter grantor, whose tax-mailing address is **1352 TOPAZ LN, GARDNERVILLE, NV 89460**, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to **Raymond J. Curtis, an unmarried man**, hereinafter grantee, whose tax mailing address is **1352 TOPAZ LN, GARDNERVILLE, NV 89460**, the following real property:

ALL THE RIGHT, TITLE, AND INTEREST OF THE UNDERSIGNED IN AND TO THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, DESCRIBED AS FOLLOWS: LOT 273, AS SAID LOT IS SHOWN ON THE OFFICIAL PLAT OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, IN BOOK 1 OF MAPS, FILED AS NO. 28309, AND TITLE SHEET AMENDED ON JUNE, 1965, AS FILING NO. 28377. Tax ID: 122016510070

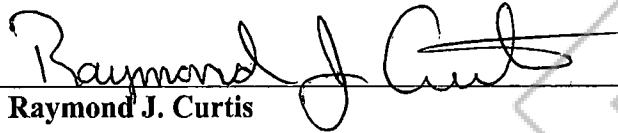
Property Address is: 1352 TOPAZ LN, GARDNERVILLE, NV 89460

Prior instrument reference: **Official Records Book 712, Page 8184**

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.

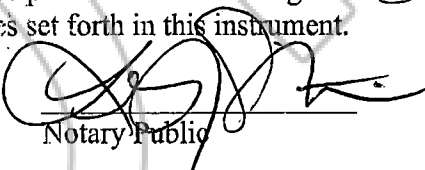
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Executed by the undersigned on March 3, 20 21:


Raymond J. Curtis

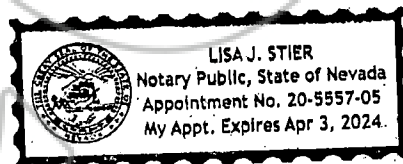
STATE OF Nevada
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on March 3, 20 21 by **Raymond J. Curtis** who is personally known to me or has produced Nevada Driver's Lic 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, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: NV21104333.



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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 March 3, 2021:

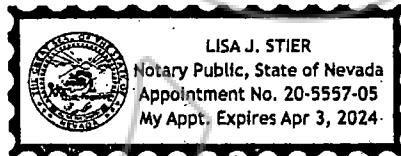
Raymond J. Curtis
Raymond J. Curtis

STATE OF Nevada
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on March 3, 2021 by **Raymond J. Curtis** who is personally known to me or has produced Nevada Drums LLC 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.

[Signature]
Notary Public

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 9078 Union Centre Blvd., Suite 350, West Chester, Ohio 45069 (513) 247-9605 Fax: (866) 611-0170. File Number: NV21104333.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 122016510070
 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 \$ 1.00
 b. Deed in Lieu of Foreclosure Only (value of property (0.00))
 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 03
 b. Explain Reason for Exemption: CORRECTING MARITAL STATUS

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 Raymond J. Curtis Capacity: Grantor
 Signature Pam Wood Capacity: AGENT FOR GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Raymond J. Curtis
 Address: 1352 TOPAZ LN, GARDNERVILLE, NV 89460
 City: _____
 State: _____ Zip: _____

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Ray Curtis, an unmarried man
 Address: 1352 TOPAZ LN, GARDNERVILLE, NV 89460
 City: _____
 State: _____ Zip: _____

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

Print Name: PAM WOOD- BNT Escrow # NV21104333
 Address: 400 ROUSER ROAD
 City: CORAOPLIS State: PA Zip: 15108