

DOUGLAS COUNTY, NV

2021-972782

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

08/19/2021 02:08 PM

U.S. DEEDS

KAREN ELLISON, RECORDER

E03

ASSESSOR'S PARCEL NO. 1318-23-810-027

**WHEN RECORDED MAIL TO:**

JONATHAN S. FORSTER  
WEINSTOCK MANION, A LAW  
CORPORATION  
1875 CENTURY PARK EAST  
SUITE 2000  
LOS ANGELES, CA 90067

**MAIL TAX NOTICES TO:**

CHRISTOPHER KELTY  
HANNAH LANDECKER  
1126 HARVARD ST.  
SANTA MONICA, CA 90403

**WARRANTY DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, CHRISTOPHER KELTY, also known as CHRISTOPHER M. KELTY, and HANNAH LANDECKER, also known as HANNAH L. LANDECKER, husband and wife, as joint tenants (herein, "Grantor"), whose address is 1126 Harvard St., Santa Monica, CA 90403, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to CHRISTOPHER KELTY and HANNAH LANDECKER, husband and wife, as community property with right of survivorship (herein, "Grantee"), whose address is 1126 Harvard St., Santa Monica, CA 90403, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 189 Cottonwood Drive, Stateline, NV 89449

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 10 day of June, 2021.

GRANTOR:

Dated: May 23, 2021

[Signature]  
CHRISTOPHER KELTY, also known as  
CHRISTOPHER M. KELTY

*A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.*

STATE OF CALIFORNIA

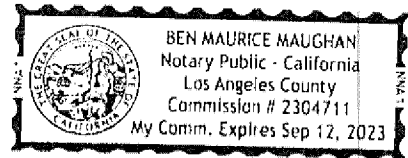
COUNTY OF Los Angeles

On June 10th 2021, before me, Ben Maurice Maughan Notary Public, personally appeared CHRISTOPHER KELTY, also known as CHRISTOPHER M. KELTY, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature] (Seal)



GRANTOR:

Dated: June 10, 2021

[Signature]  
HANNAH LANDECKER, also known as  
HANNAH L. LANDECKER

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STATE OF CALIFORNIA

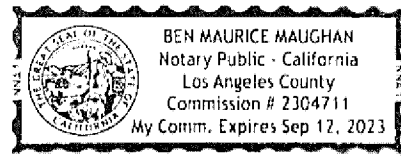
COUNTY OF Los Angeles

On June 10<sup>th</sup> 2021, before me, Ben Maurice Maughan, Notary Public, personally appeared HANNAH LANDECKER, also known as HANNAH L. LANDECKER, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

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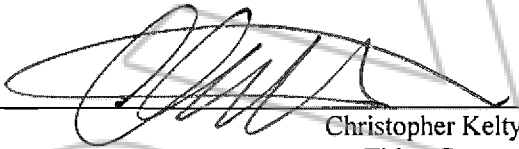
[Signature] (Seal)




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**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.

  
\_\_\_\_\_  
Christopher Kelty  
Title: Grantee

  
\_\_\_\_\_  
Hannah Landecker  
Title: Grantee



**EXHIBIT A**

Lot 17, Block "B", as shown on the map of KINGSBURY MEADOWS SUBDIVISION filed in the office of the County Recorder of Douglas County, Nevada, on July 5, 1955, in Book 1 of Maps as Document No. 10542.

Per NRS 111.312, this legal description was previously recorded as Document No. 810204, in Book 1012, Page 966, on October 3, 2012, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-810-027  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_

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

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 3  
 b. Explain Reason for Exemption: Transfer recognizing true status of ownership  
 \_\_\_\_\_  
 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 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 [Signature] Capacity GRANTOR

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Christopher M. Kelty and Hannah L. Landecker  
 Address: 1126 Harvard St.  
 City: Santa Monica  
 State: CA Zip: 90403

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Christopher Kelty and Hannah Landecker  
 Address: 1126 Harvard St.  
 City: Santa Monica  
 State: CA Zip: 90403

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: US DEEDS Escrow #: \_\_\_\_\_  
 Address: 423 Lithia Pinecrest Road  
 City: Brandon State: FL Zip: 33511

**STATE OF NEVADA  
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 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

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

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Signature [Signature] Capacity GRANTEE  
 Signature [Signature] Capacity GRANTEE

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