

DOUGLAS COUNTY, NV

2021-973101

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/26/2021 08:33 AM

BOSTON NATIONAL TITLE AGENCY, LLC

KAREN ELLISON, RECORDER

E03

PARCEL IDENTIFICATION NUMBER: 1320-02-002-053

Commitment Number: NV21105776

After Recording, Send To:

**Boston National Title LLC
400 Rouser Rd. Bldg. 2 Suite 101
Coraopolis, PA 15108**

SEND TAX STATEMENTS/BILLS TO:

Gregory P. Fields, Trustee of The Gregory P. Fields Revocable Living Trust dated March 26, 2015

1659 Dees Lane, Minden, NV 89423

SPECIAL/LIMITED WARRANTY DEED

Exempt: Section NRS 375.090(3): A transfer of title recognizing the true status of ownership of the real property, including, without limitation, a transfer by an instrument in writing pursuant to the terms of a land sale installment contract previously recorded and upon which the taxes imposed by this chapter have been paid.

Gregory P. Fields, Trustee of The Gregory P. Fields Revocable Living Trust dated March 26, 2015 who acquired title as The Gregory P. Fields Revocable Living Trust, Gregory Philip Fields, Trustee, hereinafter grantor, whose tax-mailing address is 1659 Dees Lane, Minden, NV 89423, for \$1.00 (One Dollar and Zero Cents) in consideration paid, grants with covenants of limited warranty to Gregory P. Fields, Trustee of The Gregory P. Fields Revocable Living Trust dated March 26, 2015, hereinafter grantee, whose tax mailing address is 1659 Dees Lane, Minden, NV 89423, the following real property:

**The real property situate in the County of Douglas, State of Nevada, described as follows:
PARCEL 1: BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 2,
TOWNSHIP 13 NORTH, RANGE 20 EAST M.D.B. &M. DESCRIBED AS FOLLOWS:
PARCEL B AS SET FORTH ON PARCEL MAP FOR MAXIE MEREDITH, ET UX,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,
STATE OF NEVADA ON APRIL 22, 1977, IN BOOK 477, PAGE 1099, DOCUMENT NO.
08631. PARCEL 2: TOGETHER WITH A DRIVE EASEMENT OVER AND ACROSS
THE NORTHERLY 25 FEET OF PARCEL "A" AS SET FORTH ON SAID PARCEL**

MAP. Subject to 1. All general and special taxes for the current fiscal year. 2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.
Tax ID: 1320-02-002-053

Property Address is: 1659 Dees Lane, Minden, NV 89423

Prior instrument reference: **2015-859261**

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 August 13, 2021:

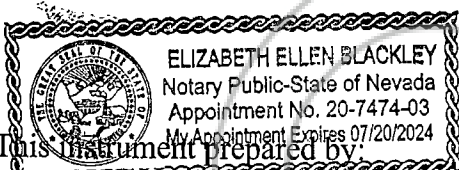
Gregory P. Fields TRUSTEE

Gregory P. Fields, Trustee of The Gregory P. Fields Revocable Living Trust dated March 26, 2015 WHO ACQUIRED TITLE AS The Gregory P. Fields Revocable Living Trust, Gregory Philip Fields, Trustee

**By: Gregory P. Fields
Its: TRUSTEE**

STATE OF Nevada
COUNTY OF Douglas

The foregoing instrument was acknowledged before me on August 13th, 2021 by Gregory P. Fields its TRUSTEE on behalf of **Gregory P. Fields, Trustee of The Gregory P. Fields Revocable Living Trust dated March 26, 2015** who is personally known to me or has produced Drivers License 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.



Elizabeth Ellen Blackley
Notary Public **Elizabeth Ellen Blackley**

This instrument prepared by
Jay A. Rosenberg, Esq., Rosenberg PLLC, Attorneys At Law, 101 South Reid Street, Suite 302,
Sioux Falls, South Dakota 57103 (513) 247-9605 Fax: (866) 611-0170. File Number:
NV21105776.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1320-02-002-053
 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
 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 (_____))
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: A transfer of title recognizing the true status ownership of the real property.

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 *Gregory P Fields* Capacity: Agent
 Signature _____ Capacity: _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Gregory P Fields
 Address: 1659 Dees Lane
 City: Minden
 State: Nevada Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Gregory P Fields
 Address: 1659 Dees Lane
 City: Minden
 State: Nevada Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Boston National Title Escrow # NV21105776
 Address: 400 Rouser Rd.
 City: Coraopolis State: PA Zip: 15108

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED