

DOUGLAS COUNTY, NV

2021-973756

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/09/2021 11:05 AM

SERVICELINK EAST ESCROW

KAREN ELLISON, RECORDER

E07

**PARCEL IDENTIFICATION NUMBER: 1318-26-101-023**

Commitment Number: 28369600

Seller's Loan Number: 6000900570

After Recording Return To:  
ServiceLink  
1355 Cherrington Parkway  
Moon Township, PA 15108

**SEND TAX STATEMENTS/BILLS TO:**

**Leslie Swartz and Eric Swartz, community property with rights of survivorship**  
5232 Mirror Lake Ct West Bloomfield, MI 48323

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**GENERAL WARRANTY DEED**

Exempt: Section NRS 375.090(7): A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

**Leslie Swartz, Trustee of the Joint Living Trust Agreement of Leslie Swartz and Terri Swartz, dated August 14, 2008, whose mailing address is 5232 Mirror Lake Ct West Bloomfield, MI 48323, hereinafter grantor, for \$0.00 (Zero Dollars and Zero Cents) in consideration paid, grants, with general warranty covenants to Leslie Swartz, Trustee of the Joint Living Trust Agreement of Leslie Swartz and Terri Swartz, dated August 14, 2008 and Eric Swartz, single, hereinafter grantees, whose tax mailing address is 5232 Mirror Lake Ct West Bloomfield, MI 48323, the following real property:**

**The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows: A portion of Lot 6 of the Revised Plat of the Northeast quarter of the Northwest Quarter of Section 26, Township 13 North, Range 18 East, M.D.B.& M., Douglas County, Nevada, more particularly described as follows: Beginning at a point on the Section line between Section 23 and 26, Township 13 North, Range 18 East, M.D.B.&M. which bears North 89 degrees 46' West 819.0 feet from quarter corner between said Sections 23 and 26, thence South 0 degrees 08' West 790.50 feet to the True Point of Beginning; thence South 0 degrees 08', West 87.83 feet; thence South 89 degrees 46' East 163.80 feet to the point of beginning. Note: The property address and tax parcel identification number listed are**

**provided solely for informational purposes, without warranty as to accuracy or completeness are not hereby insured. Being the same parcel conveyed to LESLIE SWARTZ, TRUSTEE OF THE JOINT LIVING TRUST AGREEMENT OF LESLIE SWARTZ AND TERRI SWARTZ, DATED AUGUST 14, 2008 from LESLIE SWARTZ, by virtue of a deed dated 7/10/2017, recorded 9/5/2017, in deed as instrument no. 2017-903572 county of DOUGLAS , state of NEVADA.**

**Property Address is: 116 Hawthorne Way Stateline, NV 89449**

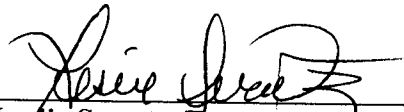
Prior instrument reference: **2017-903572**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to general warranty covenants, 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 grantees forever.

Executed by the undersigned on 4/14/, 2021 :



**Leslie Swartz, Trustee of the Joint Living Trust Agreement of  
Leslie Swartz and Terri Swartz, dated August 14, 2008**

STATE OF MI  
COUNTY OF Oakland

The foregoing instrument was acknowledged before me on April 14, 2021 by **Leslie Swartz, Trustee of the Joint Living Trust Agreement of Leslie Swartz and Terri Swartz, dated August 14, 2008** 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.

**DONNAL JONES**  
Notary Public - State of Michigan  
County of Livingston  
My Commission Expires July 03, 2022  
Acting in the County of Oakland

  
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.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1318-26-101-023  
 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: Trust OK - JS

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

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: A transfer of title to or from a trust without consideration if a certificate of trust is presented at the time of transfer.

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 \_\_\_\_\_ Capacity: \_\_\_\_\_  
 Signature [Signature] Capacity: GRANTOR

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Leslie Swartz, Trustee of the Joint Living Trust Agreement of Leslie Swartz and Terri Swartz, dated August 14, 2008

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Leslie Swartz, Trustee of the Joint Living Trust Agreement of Leslie Swartz and Terri Swartz, dated August 14, 2008 and Eric Swartz, single

Address: 5232 Mirror Lake Ct  
 City: West Bloomfield  
 State: MI Zip: 48323

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 City: West Bloomfield  
 State: MI Zip: 48323

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: ServiceLink Title Agency, Inc. Escrow # 28369600  
 Address: 135 Cherrington Parkway  
 City: Moon Township State: PA Zip: 15108