

DOUGLAS COUNTY, NV

2021-974825

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

09/30/2021 11:36 AM

STEWART TITLE GUARANTY COMPANY

KAREN ELLISON, RECORDER

E03

MAIL TAX STATEMENTS TO:  
1444 N MARION RUSSELL DRIVE  
GARDNERVILLE, NV 89410

RECORDATION REQUESTED BY/RETURN TO:  
STEWART TITLE GUARANTY COMPANY  
1900 SOUTH STATE COLLEGE BLVD. SUITE 200  
ANAHEIM, CA 92806

APN No.: 1320-33-810-003

FOR RECORDER'S USE ONLY

### WARRANTY DEED

For good consideration in the amount of (\$) 0.00 , I (we) **KELLEI R. KIZER, AN UNMARRIED WOMAN WHO ACQUIRED TITLE WITH NO MARITAL STATUS, AND LYDELL B. WYATT, AN UNMARRIED MAN, AS JOINT TENANTS** whose mailing address is 1444 N MARION RUSSELL DRIVE, GARDNERVILLE, NV 89410 hereby bargain, deed and convey to **KELLEI R. KIZER, AN UNMARRIED WOMAN AND LYDELL B. WYATT, AN UNMARRIED MAN, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON** whose mailing address is 1444 N MARION RUSSELL DRIVE, GARDNERVILLE, NV 89410 the following described land in DOUGLAS County, State of Nevada, free and clear with WARRANTY covenants; to wit:

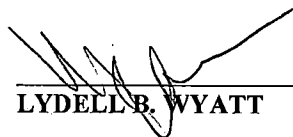
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Property Address: 1444 N MARION RUSSELL DRIVE, GARDNERVILLE, NV 89410

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs, and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantor, its heirs or assigns, execute any instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs will forever warrant and defend all of the property so granted to Grantee, its heirs, against every person lawfully claiming the same or any part thereof.

IN WITNESS WHEREOF, this instrument has been executed on 9-10-21.

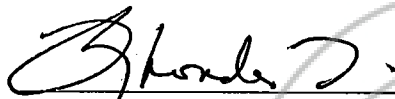
  
KELLEI R. KIZER

  
LYDELL B. WYATT

STATE OF NEVADA )  
COUNTY OF Douglas )

SS.

On this September 10, 20 21, personally appeared before me,  
Rhonda Teris, a Notary Public **KELLEI R. KIZER** and **LYDELL B. WYATT**,  
known or proved to me to be said person, who acknowledged that he/she/they executed the foregoing instrument.

  
Notary Public  
My Commission Expires: 9-25-22



**PREPARED BY:**  
ROBERT "BOB" WINES, ATTORNEY AT LAW  
O/B/O BC LAW FIRM, P.A.  
687 6TH STREET STE. # 1  
ELKO, NV 89801

**EXHIBIT "A"**

Lot 53 in Block M as shown on the Final Subdivision Map FSM-1006, Chichester Estates Phase 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 12, 1995, in Book 995, Page 1407, as Document No. 370215, Official Records, and amended by Certificate of Amendment, recorded March 5, 1997, in Book 397, Page 654, as Document No. 407852, Official Records, and further Amended by Certificate of Amendment, recorded July 17, 2001, in Book 701, Page 3931, as Document No. 518480, Official Records.

APN: 1320-33-810-003



State of Nevada  
Declaration of Value

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Document/Instrument # _____	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

1. Assessor Parcel Number(s)  
 a) 1320-33-810-003  
 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 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$ 0  
 Deed in Lieu of Foreclosure Only (value of property) \$ 0  
 Transfer Tax Value: \$ 0  
 Real Property Transfer Tax Due: \$ 0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 3  
 b. Explain Reason for Exemption: recognizing the true Marital status, without consideration.

5. Partial Interest: Percentage being transferred: 100 %

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 therein. Furthermore, 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: [Signature] Capacity: Grantor  
 Signature: [Signature] Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED) Kellei R. Kizer  
 Print Name: and Lydell B. Wyatt  
 Address: 1444 N. Marion Russell Dr.  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED) Kellei R. Kizer  
 Print Name: and Lydell B. Wyatt  
 Address: 1444 N. Marion Russell Dr.  
 City: Gardnerville  
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Stewart Title Guaranty Company Escrow # \_\_\_\_\_  
 Address: 1900 S state college Blvd. Ste 200  
 City: Anaheim State: CA Zip: 92806

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)