

APN: 1318-25-101-014

R.P.T.T.: \$ _____

Exempt: ()

Recording Requested By:

Nicolas J. Nelson

PO Box 7226

Los Angeles, California 90007

After Recording, Mail To:

Nicolas J. Nelson

PO Box 7226

Los Angeles, California 90007

Send Subsequent Tax Bills To:

Nicolas J. Nelson

PO Box 7226

Los Angeles, California 90007



00150592202209815050040043

KAREN ELLISON, RECORDER

E04

GRANT, BARGAIN, AND SALE DEED

TITLE OF DOCUMENT

THIS INDENTURE WITNESSETH THAT **James P. Nelson, a married man, as his sole and separate property and Nicolas J. Nelson, a married man, as his sole and separate property, together as joint tenants**, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby GRANT, BARGAIN, SELL AND CONVEY to **Nicolas J. Nelson, a married man**, whose address is PO Box 7226, Los Angeles, California, 90007,

ALL that real property situated in the County of **Douglas**, State of **Nevada**, bounded and described as follows:

THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.B. & M.

Per NRS 111.312 - the Legal Description appeared previously in **Deed** recorded on April 5th of 2002, as Document #0538880, in Book 0402, Page 01565, in Douglas County Records, Douglas County, Nevada.

MORE COMMONLY KNOWN AS: **110 Edgewood Drive
Stateline, Nevada 89449**

Subject to: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

WITNESS my/our hands, this 2 day of February, 2022.

James P Nelson
James P. Nelson

STATE OF California

COUNTY OF San Mateo SS

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.

This instrument was acknowledged before me this 2nd day of February, 2022, by **James P. Nelson.**

NOTARY STAMP/SEAL

R R Nayak
Notary Public

Notary public
Title and Rank

My Commission Expires: 04/20/2025

State of California, County of San Mateo
On 02/02/22 before me, Rithika Nayak
Notary Public, personally appeared James P. Nelson
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/hers/their authorized capacity(ies),
and that by his/hers/their signature(s) on the instrument the person(s), or the entity
upon 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. R R Nayak



WITNESS my/our hands, this 22 day of February, 2022.

N. Nelson
Nicolas J. Nelson

STATE OF Nevada SS

COUNTY OF Douglas

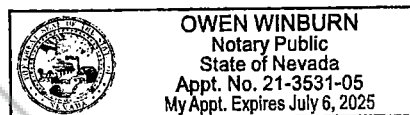
This instrument was acknowledged before me this 22 day of Feb, 2022, by
Nicolas J. Nelson.

NOTARY STAMP/SEAL

Owen Winburn
Notary Public

Notary
Title and Rank

My Commission Expires: July 6, 2025



STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1318-25-101-014
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. Total Value/Sales Price of Property: \$ _____
Deed in Lieu of Foreclosure Only (value of property) (_____
Transfer Tax Value: \$ _____
Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # 4
b. Explain Reason for Exemption: Removing one joint tenant without consideration

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 N. Nelson Capacity owner

Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: James P. Nelson
Address: 1110 Cotton Street
City: Mentor Park
State: CA Zip: 94025

Print Name: Nicolas J. Nelson
Address: 1341 W. 37th Drive
City: Los Angeles
State: CA Zip: 90007

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)