



KAREN ELLISON, RECORDER

E05

THE UNDERSIGNED HEREBY AFFIRMS THAT  
THIS DOCUMENT DOES NOT CONTAIN A  
SOCIAL SECURITY NUMBER PER NRS 239B.030.  
APN: 1318-10-413-017

Recording Requested by:  
Grantor, SUSAN BOOS

Mail tax statements to:  
And When Recorded Mail Document to:  
SUSAN BOOS and DOMINICK R. SEMINERIO  
P.O. Box 2341  
Stateline, NV 89449

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

The undersigned grantor declares: \$0.00 DOCUMENTARY TRANSFER TAX

That, SUSAN BOOS, an unmarried woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to SUSAN BOOS, an unmarried woman, and DOMINICK R. SEMINERIO, an unmarried man, as joint tenants with right of survivorship, all that real property in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION

Together with all singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

May 11, 2022

Signature: SUSAN BOOS

State of Nevada )  
County of Douglas )

This instrument was acknowledged before me on May 11, 2022, by SUSAN BOOS.

  
Notary Public

EXHIBIT "A"  
LEGAL DESCRIPTION

PARCEL 1:

Lot 90, as shown on the official map of ZEPHYR KNOLLS SUBDIVISION UNIT NO. 4, filed in the office of the County Recorder of Douglas County, Nevada on October 14, 1957, as Document No. 12699.

PARCEL 2:

All that real property situate within the East ½ of the Southwest one-quarter of Section 10, Township 13 North, Range 18 East, M.D.M., Douglas County, Nevada, as disclosed that certain Judgement Quieting Title recorded, June 16, 2005, in Book 0605, at Page 7131, at Document No. 647015, Official Records of Douglas County, Nevada, described as follows:

All that portion of Lot 89 of Zephyr Knolls Unit 4, filed for record as Document No. 12699 in the Official Records of Douglas County, Nevada, more particularly described as follows:

BEGINNING at the most southerly corner of said Lot 89, said point being on the northwesterly right-of-way line of Inspiration Drive, as shown on said Document No. 12699; thence leaving said northwesterly right-of-way line, running along the westerly line of said Lot 89, North 28°00'40" West, 18.70 feet; thence leaving said westerly line, South 79°23'00" East, 16.70 feet to a point on said northwesterly right-of-way line of Inspiration Drive; thence along said northwesterly right-of-way line, South 29°37'00" West, 15.45 feet to THE POINT OF BEGINNING.

The Basis of Bearing for this description is the bearing North 29°37'00" East along the northwesterly right-of-way line of Inspiration Drive, as shown on the plat of Zephyr Knolls Unit 4, filed for record as Document No. 12699 in the Official Records of Douglas County, Nevada.

PER NRS 111.312, THIS LEGAL DESCRIPTION WAS PREVIOUSLY RECORDED AT DOCUMENT NO. 965435 ON APRIL 13, 2021.

APN: 1318-10-413-017

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1318-10-413-017  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
DOCUMENT/INSTRUMENT #:	_____
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: \$ 0.00

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section # 5  
 b. Explain Reason for Exemption: A transfer of real property if the owner is related to the person to whom it is conveyed within the first degree of lineal consanguinity or affinity. Adding son  
 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 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 *Susan Boos* Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION <b>(REQUIRED)</b>	BUYER (GRANTEE) INFORMATION <b>(REQUIRED)</b>
Print Name: <u>Susan Boos</u>	Print Name: <u>Susan Boos and Dominick R. Seminerio</u>
Address: <u>P.O. Box 2341</u>	Address: <u>P.O. Box 2341</u>
City: <u>Stateline</u>	City: <u>Stateline</u>
State: <u>NV</u> Zip: <u>89449</u>	State: <u>NV</u> Zip: <u>89449</u>

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)  
 Print Name A+ Documents Escrow # \_\_\_\_\_  
 Address 411 W. Third Street, Suite 1  
 City: Carson City State: NV Zip: 89703