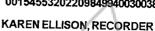
DOUGLAS COUNTY, NV Rec:\$40.00

Total:\$40.00 A+DOCUMENTS 2022-984994

05/13/2022 10:02 AM

Pgs=3





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.

2022

Signature: SUSAN BOOS

State of Nevada

This instrument was acknowledged before me on My

2022, by SUSAN BOOS.

KATHLEEN LIPPIATT Notary Public-State of Nevada Appointment No. 18-1344-3 My Appointment Expires 01-19-2026 

Prepared by: Melinda McConnell-Kelly-411 W. Third St., Suite 1, Carson City, NV -775-830-7998-Reg. #NVDP20217134964

## 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)	
<ul> <li>2. Type of Property:</li> <li>a) □ Vacant Land b) ☑ Single Fam. Res.</li> <li>c) □ Condo/Twnhse d) □ 2-4 Plex</li> <li>e) □ Apt. Bldg f) □ Comm'l/Ind'l</li> <li>g) □ Agricultural h) □ Mobile Home</li> <li>i) □ Other</li> </ul>	FOR RECORDERS OPTIONAL USE ONLY DOCUMENT/INSTRUMENT #: BOOKPAGE_ 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	
<ul> <li>4. If Exemption Claimed: <ul> <li>a. Transfer Tax Exemption per NRS 375.090, Section #</li></ul></li></ul>	
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.	be jointly and severally hable for any additional
Signature Sum M Box	Capacity Grantor
Signature	Capacity Clarkon
SELLER (GRANTOR) INFORMATION (REQUIRED)  BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name: Susan Boos Print	nt Name: Susan Boos and Dominick R. Seminerio
	dress: P.O. Box 2341
City: Stateline City	y: Stateline
State: <u>NV</u> Zip: <u>89449</u> State	te: <u>NV Zip: 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
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