

This document does not contain a social security number.



KAREN ELLISON, RECORDER E03

Natalia K. Vander Laan, Esq.

**APN: 1420-27-801-021**

**Recording requested by:** )  
Timothy and Tracy Nelson )  
2803 Pamela Place )  
Minden, NV 89423 )

**When recorded mail to:** )  
Timothy and Tracy Nelson )  
2803 Pamela Place )  
Minden, NV 89423 )

**Mail tax statement to:** )  
Timothy and Tracy Nelson )  
2803 Pamela Place )  
Minden, NV 89423 )

RPTT: \$0.00 Exempt (3)  
Exempt (3): A transfer of title recognizing true status of ownership, same to same, joint tenant to community property; made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

TIMOTHY CURTIS NELSON and TRACY LYNN NELSON, who took title as TIMOTHY C. NELSON and TRACY L. NELSON, husband and wife as joint tenants with right of survivorship,

For NO consideration, do hereby Grant, Bargain, Sell, and Convey unto:

TIMOTHY CURTIS NELSON and TRACY LYNN NELSON, husband and wife, as community property with right of survivorship,

ALL their interest in that real property situated in the county of Douglas, state of Nevada, more particularly described below, together with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Legal Description:

PARCEL D-3D OF THAT CERTAIN PARCEL MAP NO. 2 FOR RAYMOND M. SMITH, RECORDED MAY 30, 1991, BOOK 591, PAGE 4478, DOCUMENT NO. 251746, OFFICIAL RECORDS OF DOUGLAS COUNTY, NEVADA.

**NOTE:** The above metes and bounds description appeared previously in that certain Grant, Bargain, and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on January 15, 2016, as Document No. 2016-875403 of Official Records.

Subject to:

1. Taxes for the current fiscal year, paid current.
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

This deed was prepared without the benefit of a title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

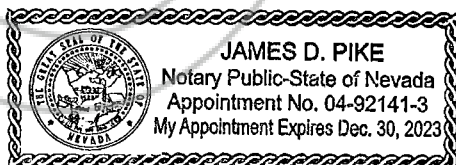
Executed on August 11, 2022, in the county of Douglas, state of Nevada.

*Timothy Curtis Nelson*  
 \_\_\_\_\_  
 TIMOTHY CURTIS NELSON

*Tracy Lynn Nelson*  
 \_\_\_\_\_  
 TRACY LYNN NELSON

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on this August 11, 2022, by TIMOTHY CURTIS NELSON and TRACY LYNN NELSON.



*James D. Pike*  
 \_\_\_\_\_  
 NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1420-27-801-021  
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>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$0.00  
Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
Transfer Tax Value: \$0.00  
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:  
a. Transfer Tax Exemption per NRS 375.090, Section # 3  
b. Explain Reason for Exemption: A transfer of title recognizing true status of ownership, same to same, joint tenant to community property; made without consideration.

5. Partial Interest: Percentage being transferred: 100.00 %

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 Timothy Curtis Nelson Capacity Grantor/Grantee

Signature Tracy Lynn Nelson Capacity Grantor/Grantee

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

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

Print Name: TIMOTHY CURTIS & TRACY LYNN NELSON  
Address: 2803 Pamela Place  
City: Minden  
State: NV Zip: 89423

Print Name: TIMOTHY CURTIS & TRACY LYNN NELSON  
Address: 2803 Pamela Place  
City: Minden  
State: NV Zip: 89423

**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)