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SHAWNYNE GARREN, RECORDER E03

Natalia K. Vander Laan, Esq.

APN: 1420-28-510-042

**Recording requested by:** )  
Thomas and Sandra Rose )  
1312 S Santa Barbara Drive )  
Minden, NV 89423 )

**When recorded mail to:** )  
Thomas and Sandra Rose )  
1312 S Santa Barbara Drive )  
Minden, NV 89423 )

**Mail tax statement to:** )  
Thomas and Sandra Rose )  
1312 S Santa Barbara Drive )  
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:

THOMAS ALAN ROSE and SANDRA JEAN ROSE, who took title as THOMAS A. ROSE and SANDRA J. ROSE, husband and wife, as joint tenants with right of survivorship,

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

THOMAS ALAN ROSE and SANDRA JEAN ROSE, 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 and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Legal Description:

Lot 31, Block C, as set forth on the Official Plat of MISSION HOT SPRINGS, UNIT NO. 1, filed in the Office of the Recorder of Douglas County, Nevada, on July 1, 1987, Book 787, Page 001, Document No. 157492, and Certificate of Amendment recorded October 19, 1990, Book 1090, Page 2956, Document No. 237003, of Official Records.

**NOTE:** The above metes and bounds description appeared previously in that certain Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada, on December 27, 2018, as Document No. 2018-923994 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.

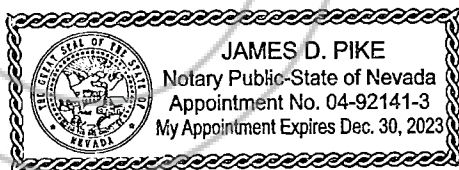
Executed on June 6, 2023, in the county of Douglas, state of Nevada.

  
THOMAS ALAN ROSE

  
SANDRA JEAN ROSE

STATE OF NEVADA        )  
  ): ss  
COUNTY OF DOUGLAS    )

This instrument was acknowledged before me on this June 6, 2023, by THOMAS ALAN ROSE and SANDRA JEAN ROSE.



  
NOTARY PUBLIC

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
 a) 1420-28-510-042  
 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: \$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 Thomas A. Rose Capacity Grantor/Grantee

Signature Sandra J. Rose Capacity Grantor/Grantee

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: THOMAS A. ROSE and SANDRA J. ROSE  
 Address: 1312 S Santa Barbara Drive  
 City: Minden  
 State: NV Zip: 89423

Print Name: THOMAS A. ROSE and SANDRA J. ROSE  
 Address: 1312 S Santa Barbara Drive  
 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)