

DOUGLAS COUNTY, NV

2023-1003100

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=6

12/12/2023 09:45 AM

U.S. DEEDS

SHAWNYNE GARREN, RECORDER

E03

**ASSESSOR'S PARCEL NO. 1418-03-811-016**

**WHEN RECORDED MAIL TO:**

JAMES R. DAUGHTERS  
MARILYN S. DAUGHTERS  
224 MORRIS RANCH ROAD  
DANVILLE, CA 94526

**MAIL TAX NOTICES TO:**

JAMES R. DAUGHTERS  
MARILYN S. DAUGHTERS  
224 MORRIS RANCH ROAD  
DANVILLE, CA 94526

**WARRANTY DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, MARILYN S. DAUGHTERS and JAMES R. DAUGHTERS, wife and husband, as joint tenants (herein, "Grantor"), whose address is 224 Morris Ranch Road, Danville, CA 94526, hereby GRANTS, BARGAINS, SELLS AND CONVEYS to JAMES R. DAUGHTERS and MARILYN S. DAUGHTERS, husband and wife, as community property with right of survivorship (herein, "Grantee"), whose address is 224 Morris Ranch Road, Danville, CA 94526, all of Grantor's right, title and interest in and to that certain real property located in Douglas County, Nevada, more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 112 Tobey Lane, Glenbrook, NV 89413

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.

Grantor for the Grantor and Grantor's heirs, representatives, successors and assigns, does covenant and agree to and with Grantee and Grantee's heirs, successors and assigns, that Grantor is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances except those appearing of record; that Grantor has good right to grant and convey the same to Grantee as aforesaid; and that Grantor will warrant and forever defend said premises against all lawful claims whatsoever.

Dated this 17th day of November, 2023.

GRANTOR:

Marilyn S. Daughters  
MARILYN S. DAUGHTERS

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.

ACKNOWLEDGMENT

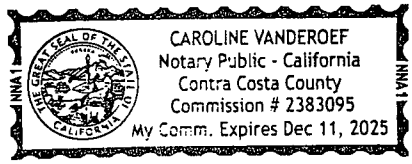
State of California  
County of Contra Costa )

On November 17, 2023 before me, CAROLINE VANDEROEF,  
notary public, personally appeared MARILYN S. DAUGHTERS,  
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/her/their authorized capacity(ies), and that by his/her/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.

Signature Caroline Vanderoef (Seal)



GRANTOR:

*James R. Daughters*  
JAMES R. DAUGHTERS

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.

ACKNOWLEDGMENT

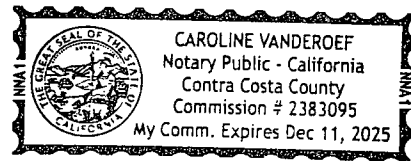
State of California  
County of Contra Costa )

On November 17, 2023 before me, CAROLINE VANDEROEF,  
notary public, personally appeared JAMES R. DAUGHTERS,  
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/her/their authorized capacity(ies), and that by his/her/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.

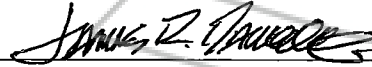
Signature *Caroline Vanderoef* (Seal)



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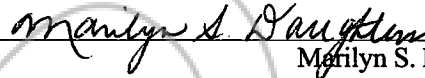
**Affirmation Statement**

I, the undersigned, hereby affirm that this document as submitted for recording does not contain the social security number of any person.



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James R. Daughters  
Title: Grantee



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Marilyn S. Daughters  
Title: Grantee

COPY

**EXHIBIT A**

all that real property situated in the County of DOUGLAS State of Nevada, described as follows:

**PARCEL 1:**

Lot 48, in Block E. of GLENBROOK UNIT 3-B, as shown on the map of Glenbrook Unit No. 3, filed in the Office of the Recorder of Douglas County, Nevada, on June 13, 1980 as Instrument No. 45299, in Book 680 of Maps, at Page 1269, and amendment thereto recorded March 3, 1981, in Book 381 of Official Records at page 117, Douglas County, Nevada.

**PARCEL 2:**

All that portion of Lot 46 in Block E as shown on the map of GLENBROOK UNIT NO. 3-B, filed in the Office of the County Recorder of Douglas County, Nevada, on June 13, 1980 that is described as follows:

Commencing at the Northeasterly corner of Lot 45 as shown on the Official Plat of GLENBROOK UNIT 3-B, Document No. 45299, filed June, 1980, in the Douglas County Recorder's Office, thence North 15°00'00" East, 130 feet along the line common to Lots 45 and 46 to the TRUE POINT OF BEGINNING; thence South 50°50'04" East, 73.72 feet to a point on a curve on the Westerly right-of-way of Pray Meadow Road; thence 60.84 feet along the arc of a non-tangent curve to the left having a central angle of 28°34'17" a radius of 122.00 feet and whose back tangent bears South 17°18'38" West, to a point of reverse curvature; thence 33.93 feet along the arc of a curve to the right having a central angle of 106°33'19" and a radius of 18.24 feet to a point on a curve on the Northerly right of way of a 16.00 foot roadway easement; thence leaving said right-of-way North 15°00'00" West, 132.942 feet back to the TRUE POINT OF BEGINNING.

**PARCEL 3:**

An easement for driveway access purposes across Lot 46, Block E, GLENBROOK UNIT 3, as amended by the Boundary Lines Adjustment Deed recorded in the Official Records of Douglas County on July 29, 1981, as Document No. 58669. The easement for driveway access is described as follows:

COMMENCING on the Southwest corner of Lot 46 as described in the above Deed, then proceeding North 50°50'04" West a distance of 25 feet to a point; thence proceeding North 41°44'28" East a distance of 25 feet to a point; thence proceeding South 50°50'04" West to a point on the Northwest right-of-way line of Pray Meadow Road as shown on the Certificate of Amendment for GLENBROOK UNIT NO. 3-B, recorded March 3, 1981, in the Official

Records of Douglas County, Nevada, as Instrument No. 53983; then proceeding along the right-of-way line of Pray Meadow Road in a Southwesterly direction to the point of beginning. The easement shall be confined to the actual driveway surface located within the above described parcel. This easement shall be subject to the obligation of the owner of Lot 45 to share equally with the owner of Lot 46 in the cost of maintenance, repair and replacement of the driveway surface as agreed to by the owners from time to time or as required by the Cottage Inspection Committee pursuant to Paragraph 3.6 of the Cottage Covenants, Conditions and Restrictions. The easement shall be appurtenant to Lot 45 and shall insure to the benefit of the owner thereof, her successors, heirs, and assigns.

The above metes and bounds description appeared previously in that certain Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 13, 2002 in Book 1202, Page 5946 as Document No. 560686 and re-recorded January 17, 2003 in Book 103, Page 7323 as document No. 564330.

Per NRS 111.312, this legal description was previously recorded in Book 0803, Page 11407, on August 21, 2003, in the office of the Recorder of Douglas County, Nevada.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
a) 1418-03-811-016  
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  
Other \_\_\_\_\_

FOR RECORDER'S 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) ( )  
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: Change of joint tenancy to community property with right of survivorship
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 Marilyn S. Daughters James R. Daughters Capacity GRANTOR  
Signature Marilyn S. Daughters James R. Daughters Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION**  
Marilyn S. Daughters, James R.  
Print Name: Daughters  
Address: 224 Morris Ranch Road  
City: Danville  
State: CA Zip: 94526

**BUYER (GRANTEE) INFORMATION**  
James R. Daughters, Marilyn S.  
Print Name: Daughters  
Address: 224 Morris Ranch Road  
City: Danville  
State: CA Zip: 94526

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
Print Name: \_\_\_\_\_ Escrow #: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_