

# JOINT TENANCY DEED

APN: 007-340-36

DOC # **0224661**

08/02/2013 09:29 AM

**Official Record**

Recording requested By  
JOHN & NANCY MINOLETTI

Eureka County - NV

Mike Rebaleati - Recorder

Fee \$14.00

Page 1 of 1

RPTT:

Recorded By FES

Book- 552 Page- 0243

RECORDING REQUESTED BY AND MAIL TAX STATEMENT TO

Name: Eugene & Deanna Dickover  
Address: 310 Tierra Blanca Ave  
City/State/Zip: Oceanside, Ca 92058



THIS INDENTURE made this 2 day of August, 20 13, by and between Nancy & John Minoletti hereinafter referred to as Grantor(s), and Doug & Deanna Dickover hereinafter referred to as Grantees, whose address is (if applicable): 310 Tierra Blanca Ave, situate in the City of Oceanside, County of \_\_\_\_\_, State of California.

### WITNESSETH:

For valuable consideration received, Grantor(s) does by these presents grant, bargain and sell unto said Grantees as joint tenants with rights of survivorship and not as tenants in common, and their assigns and heirs and assigns of the survivor forever, all that certain real property situate in the County of Eureka, State of Nevada that is described as follows:

(Set forth legal description)

540 Minoletti Road. John & Nancy Minoletti & Douglas & Deanna Dickover agree to share responsibility in the maintenance of the water and well and roads.

SUBJECT TO taxes for the present fiscal year, and subsequently, covenants, conditions, restrictions, exceptions and reservations, easements, encumbrances, leases or licenses, rights and right of way of record, if any.

TOGETHER WITH the tenements, hereditaments and appurtenances there-unto belonging or appertaining and the reversion and reversions, remainder and remainders, rents, issue and profits thereof.

TO HAVE AND TO HOLD said premises, together with the appurtenances, unto said Grantee as joint tenants with rights of survivorship and not as tenants in common and their assigns and the heirs and assigns of the survivor forever.

IN WITNESS WHEREOF, Grantor(s) has caused this conveyance to be executed the day and year first above written.

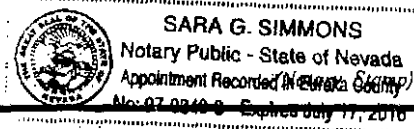
John Minoletti  
Signature of Grantor

Nancy Minoletti  
Signature of Grantor

STATE OF NEVADA )  
COUNTY OF EUREKA )

This instrument was acknowledged before me on (date) August 2nd 2013  
By (person(s) appearing before notary public) John & Nancy Minoletti

Sara G. Simmons  
Notary Public  
My Commission expires: 7/17/16



# DECLARATION OF VALUE

DOC # DV-224661

08/02/2013 09:29 AM

Official Record

### 1. Assessor Parcel Number (s)

- a) 007-340-28
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

FOR RECO:  
Document# \_\_\_\_\_  
Book: \_\_\_\_\_  
Date of Rec: \_\_\_\_\_  
Notes: \_\_\_\_\_

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Page 1 of 1 Fee: \$14.00  
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### 2. Type of Property:

- |  |              |                             |                 |
|--|--------------|-----------------------------|-----------------|
| a) <input checked="" type="checkbox"/> | Vacant Land  | b) <input type="checkbox"/> | Single Fam Res. |
| c) <input type="checkbox"/>            | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex        |
| e) <input type="checkbox"/>            | Apt. Bldg.   | f) <input type="checkbox"/> | Comm'l/Ind'l    |
| g) <input type="checkbox"/>            | Agricultural | h) <input type="checkbox"/> | Mobile Home     |
| i) <input type="checkbox"/>            | Other        |                             |                 |

### 3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ 5,000  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ 0

### 4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5
- b. Explain Reason for Exemption: From parents to daughter and son-in-law

### 5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 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 John Minoletti Capacity Seller  
Signature [Signature] Capacity Buyer

### SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: John Minoletti  
Address: 55D Minoletti Rd  
City: Eureka  
State: NV Zip: 89316

### BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Doug & Deanna Dickerson  
Address: 310 Tierra Blanca Ave  
City: Oceanside  
State: Ca Zip: 92058

### 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)