

DOC# 229972

10/09/2015

03:47PM

Official Record

Requested By
ANDERSON, DORN, & RADER, LTD.

Eureka County - NV

Sara Simmons - Recorder

Page: 1 of 3 Fee: \$16.00

Recorded By LH RPTT: \$0.00

Book- 0584 Page- 0308



0229972

This document does not contain a social security number.

Rebecca M. Conti
Rebecca M. Conti

APN: 005-520-12

RECORDING REQUESTED BY:

Bradley B Anderson, Esq.
Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

AFTER RECORDING MAIL TO:

Anderson, Dorn & Rader, Ltd.
500 Damonte Ranch Parkway, Suite 860
Reno, Nevada 89521

MAIL TAX STATEMENT TO:

DONALD R. TEEL and MARLENE A. TEEL
2816 Highway 36 West, Butts County
Jackson, Georgia 30233

GRANTEE'S ADDRESS:

DONALD R. TEEL and MARLENE A. TEEL, Trustees
TEEL LIVING TRUST
2816 Highway 36 West, Butts County
Jackson, Georgia 30233

RPTT: \$0.00 Exempt (7)

Exempt (7): A transfer of title to or from a trust, if the transfer is made without consideration.

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT,

DONALD R. TEEL and MARLENE A. TEEL,
husband and wife, as Community Property

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

DONALD R. TEEL and MARLENE A. TEEL, Trustees,
or their successors in trust, under the TEEL LIVING TRUST,
dated April 13, 2015, and any amendments thereto.

It is the intent of the Trustors to maintain ownership of this asset as the Community Property of DONALD R. TEEL and MARLENE A. TEEL.

ALL their interest in that real property situated in the County of Eureka, State of Nevada, more particularly described in Exhibit "A," attached hereto and incorporated herein, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues of profits thereof.

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.

WITNESS our hands, this 29th day of September, 2015.

Donald R. Teel
DONALD R. TEEL

Marlene A. Teel
MARLENE A. TEEL

STATE OF Georgia }
COUNTY OF Henry } ss:

This instrument was acknowledged before me this 29th day of September, 2015 by DONALD R. TEEL and MARLENE A. TEEL.

MA
Notary Public



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EXHIBIT "A"

Legal Description:

County of Eureka, State of Nevada

The Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$, Section 19, Township 29 North, Range 49 East, M.D.B.M., as per Government Survey.

RESERVING THEREFROM an easement of 30 feet along all boundaries for ingress and egress, with power to dedicate.

SUBJECT TO Covenants, conditions, restrictions, reservations, easements, rights and/or rights of way of record.

Per NRS 111.312- The Legal Description above appeared previously in that Joint Tenancy Deed recorded on April 15, 1963, as Document No. 37664 in Eureka County Records, Eureka County, Nevada.

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Cert. of Trust presented JLS

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)

a) 005-520-12

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 _____

3. Total Value/Sales Price of Property:

\$ 40,000

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 # 7

b. Explain Reason for Exemption: A transfer of title to or from a trust, if the transfer is made without consideration.

5. Partial Interest: Percentage being transferred: 100 %

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 Donald R. Teel Capacity: Grantor

Signature Marlene Teel Capacity: Grantor

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

Name: DONALD and MARLENE TEEL

Name: TEEL LIVING TRUST

Address: 2816 Highway 36 West, Butts County

Address: 2816 Highway 36 West, Butts County

City: Jackson

City: Jackson

State: Georgia Zip: 30233

State: Georgia Zip: 30233

COMPANY/PERSON REQUESTING RECORDING (required if not the seller or buyer)

Print Name: Anderson, Dorn & Rader

Escrow # _____

Address: 500 Damonte Ranch Pkwy, Suite 860

City: Reno State: Nevada Zip: 89521

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)