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A.P.N.: 1320-32-812-012

RECORDING REQUESTED BY

MAIL TAX STATEMENTS AND WHEN RECORDED, MAIL TO

Sharon Shipman  
P.O. Box 1396  
Gardnerville, NV 89410

DOUGLAS COUNTY, NV 2014-854951  
Rec:\$15.00  
Total:\$15.00 12/29/2014 10:44 AM  
SHARON J SHIPMAN Pgs=3



KAREN ELLISON, RECORDER E05

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary Transfer tax is Exemption # 5

**GRANT, BARGAIN, SALE DEED**

That **Dennis McDuffee, spouse of grantee** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to **Jolie McDuffee, a married woman as her sole and separate property** all that real property in the **County of Douglas, State of Nevada**, bounded and described as follows:

All that certain real property situated in the County of Douglas, State of Nevada, described as follows:  
See Exhibit "A" attached

Together with all singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

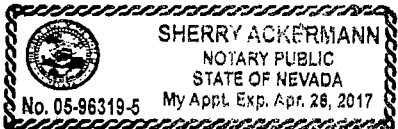
Dated: September 10, 2014

Dennis McDuffee

STATE OF *Nevada* )  
COUNTY OF *Douglas* )

On *9-26-14* personally appeared before me, a Notary Public, Dennis McDuffee who acknowledged that he executed the above instrument.

Signature   
(Notary Public)



## EXHIBIT "A"

### LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

A Parcel of land located within a portion of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southwesterly corner of Revised Lot 12, said point bears North 49°54'30" West, 91.45 feet from the centerline radius point of Garden Glen Court as shown on the Final Map for Garden Glen Patio Homes, Document No. 389450 of the Douglas County Recorder's Office and being a 5/8" rebar with aluminum cap stamped PLS 6497 inside of a survey well;

thence North 23°32'15" West, 52.50 feet;  
thence North 66°27'45" East, 36.00 feet;  
thence South 23°32'15" East, 32.75 feet;  
thence South 66°27'45" West, 6.00 feet;  
thence South 23°32'15" East, 28.25 feet;  
thence South 66°27'45" West, 20.00 feet;  
thence North 23°32'15" West, 8.50 feet;  
thence South 66°27'45" West, 10.00 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey to support a lot line adjustment for WALLER/FITCH PATIO HOMES HOMEOWNERS ASSOCIATION recorded in the Office of the Recorder of Douglas County, on March 11, 1998, in Book 398, at Page 2283, as File No. 434596, Douglas County, Nevada.

APN 1320-32-812-012

"IN COMPLIANCE WITH NEVADA REVISED STATUTE 111.312, THE HEREIN ABOVE LEGAL DESCRIPTION WAS TAKEN FROM INSTRUMENT RECORDED MAY 25, 2005, BOOK 0505, PAGE 11329, AS FILE NO. 645230, RECORDED IN THE OFFICIAL RECORDS OF DOUGLAS COUNTY, STATE OF NEVADA."

State of Nevada Declaration of Value

- 1. Assessor Parcel Number(s) 1320-32-812-012
- 2. Type of Property:
  - a)  Vacant Land
  - b)  Single Fam. Res.
  - c)  Condo/Twnhse
  - d)  2-4 Plex
  - e)  Apt. Bldg.
  - f)  Cmm'l/Ind'l
  - g)  Agricultural
  - h)  Mobile Home
  - i)  Other

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____

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

- 4. If Exemption Claimed:
  - a. Transfer Tax Exemption, per NRS 375.090, Section: #5
  - b. Explain Reason for Exemption: Spouse signing off

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 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 *Dennis McDuffee* Capacity Grantor  
 Signature *Jolie McDuffee* Capacity Grantee

SELLER (GRANTOR) INFORMATION  
 Print Name: Dennis McDuffee  
 Address: 1502 Hussman  
 City: Gardnerville  
 State: Nevada Zip: 89410

BUYER (GRANTEE) INFORMATION  
 Print Name: Jolie McDuffee  
 Address: 1502 Hussman  
 City: Gardnerville  
 State: NV Zip: 89410