

DOUGLAS COUNTY, NV

2015-856136

Rec:\$17.00

01/27/2015 04:05 PM

Total:\$17.00

DIXIE W HODGE

Pgs=5



00007146201508561360050057

KAREN ELLISON, RECORDER

E06

This Instrument Prepared by:
Curphey & Badger PA
28100 US Highway 19 North, Suite 300
Clearwater, Florida 33761

Return to and mail tax statements to:
DIXIE W HODGE
1458 ANGORA DRIVE
GARDNERVILLE, NV 89460
Customer Reference Number NV152434

Property Tax ID#: 1220-22-210-078

DEED OF GRANT

This deed is pursuant to the final Decree of Divorce filed in the Ninth Judicial District Court of the State of Nevada in and for the County of Douglas, Case No. 14-010237.

This indenture, made this 27 day of January, 2015, between LOUIS D HODGE, an unmarried man, Grantor, and DIXIE W HODGE, an unmarried woman, of 1458 ANGORA DRIVE, GARDNERVILLE, NV 89460, Grantee.

Witnesseth, that said Grantor, for in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee forever, all the right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in DOUGLAS County, Nevada, to-wit:

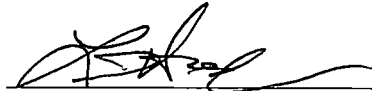
SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1458 ANGORA DRIVE, GARDNERVILLE, NV 89460

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Witness the following signature and seal:



LOUIS D HODGE

STATE OF _____

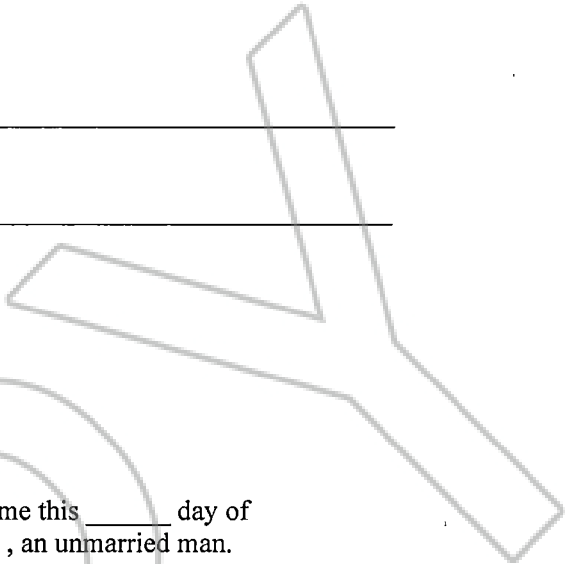
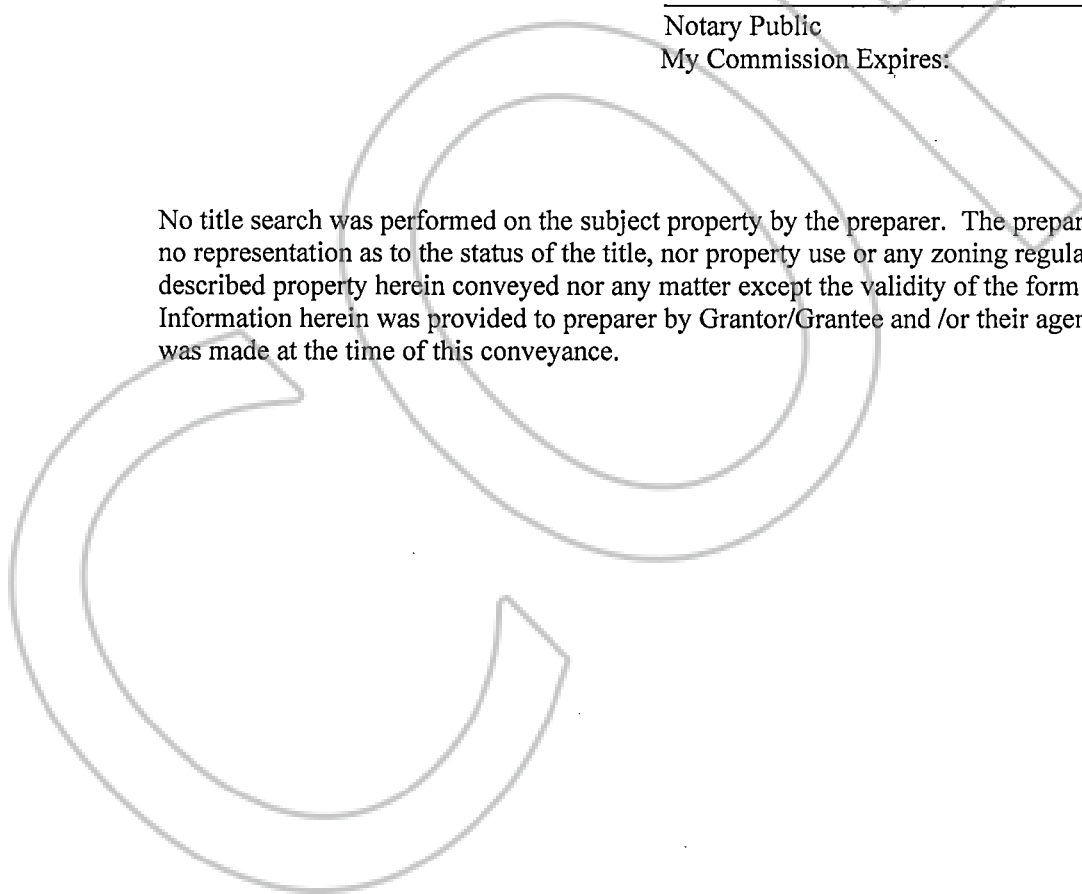
COUNTY OF _____

The foregoing, Deed of Grant was acknowledged before me this _____ day of _____, _____, by LOUIS D HODGE, an unmarried man.

SEE NOTARY ACKNOWLEDGEMENT ATTACHED

Notary Public
My Commission Expires:

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.



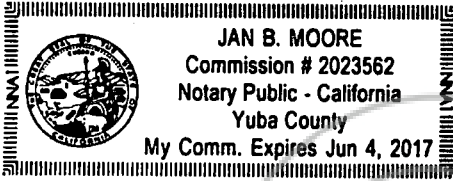
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
CIVIL CODE § 1189

State of California

County of YUBA }

On NOVEMBER 17, 2014 before me, JAN B. MOORE, NOTARY PUBLIC
Date Here Insert Name and Title of the Officer

personally appeared LOUIS DANIEL HODGE
Name(s) of Signer(s)



Place Notary Seal Above

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: [Signature]
Signature of Notary Public

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____

Signer Is Representing: _____

Signer Is Representing: _____

“Exhibit A”

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,
DESCRIBED AS FOLLOWS:

LOT 681 OF GARDNERVILLE RANCHOS UNIT NO. 6, ACCORDING TO THE MAP THEREOF,
FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY,
STATE OF NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512.

BEING THE SAME PROPERTY CONVEYED TO LOUIS D HODGE AND DIXIE W HODGE,
HUSBAND AND WIFE BY DEED OF LOUIS D HODGE, A MARRIED MAN WHO ACQUIRED
TITLE AS LOU HODGE, UNMARRIED DATED 02/22/2007 AND RECORDED 02/26/2007 IN
BOOK 0207, PAGE 9387 RECORDS OF DOUGLAS COUNTY, NV

PARCEL ID-1220-22-210-078

1458 ANGORA DRIVE, GARDNERVILLE, NV 89460

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-22-210-078
 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) (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 6
 b. Explain Reason for Exemption: Transfer between former spouses for NO Consideration pursuant to Decree of Final Divorce

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 [Signature] Capacity Grantor

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Louis D Hodge, unmarried man
 Address: P.O. Box 132
 City: Challenge
 State: CA Zip: 95925

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Dixie W Hodge, unmarried woman
 Address: 1458 Angora Drive
 City: Garndersville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Vantage Point Title, Inc Escrow #: NV152434
 Address: 25400 US Hwy 19 North, Ste 135
 City: Clearwater State: FL Zip: 33763