

APN# 1320-33-401-046



KAREN ELLISON, RECORDER E05

Recording requested by:

✓ Name: BARBARA WEAVER JOHNSON
Address: PO BOX 3570
City/State/Zip: LAS CRUCES, NM 88003

Mail tax statements to:

Name: _____
Address: _____
City/State/Zip: _____

Mail to, if different than above:

Name: _____
Address: _____
City/State/Zip: _____

Please complete Affirmation Statement below:

I, the undersigned, hereby affirm that this document submitted for recording does not contain the social security number of any person or persons (Per NRS 239B.030).

-OR-

I, the undersigned, hereby affirm that this document submitted for recording contains the social security number of a person or persons as required by law _____

(State specific law)

Barbara Weaver Johnson OWNER
Signature (Print name under signature) Title
BARBARA WEAVER JOHNSON

SPECIAL GIFT WARRANTY DEED
(Insert Title of Document Above)

Only use the following section if it applies to your document

This document is being re-recorded to _____

This document is being recorded to correct document # _____, and is correcting

This page added to provide additional information required by NRS 111.312 Sections 1-4.
(Additional recording fee applies)

SPECIAL GIFT WARRANTY DEED

STATE OF NEVADA)
)
COUNTY OF DOUGLAS)

KNOW ALL MEN BY THESE PRESENTS

THAT **BARBARA WEAVER JOHNSON, TRUSTEE OF THE BARBARA WEAVER JOHNSON LIVING TRUST UAD 03/05/1999**, a married woman dealing with her sole and separate property ("Grantor"), because of the love and affection Grantor bears for the Grantee herein, and in appreciation of Grantee's love and affection for Grantor and for other good and valuable consideration given Grantor by Grantee, the receipt and sufficiency of which is acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto **WILLIAM HAGEN STRAUSS**, a married man, also known as **HAGEN STRAUSS**, as his sole and separate property ("Grantee"), whose mailing address is c/o Barbara Weaver Johnson, P.O. 3570, Las Cruces, New Mexico 88003, an **undivided 12% interest of \$115,231.00, as per the 2014/2015 Notice of Assessed Valuation from the Douglas County Assessor's Office, Minden, Nevada (See Exhibit A), in and to that certain parcel, located at 1234 Douglas Street, Douglas County, Gardnerville, Nevada, together with all improvements situated thereon (collectively, the "Property")**, said Property and Buildings being more particularly described as follows:

Parcel B as set forth on that certain parcel map for Viola Park et al being a portion of the Southwest ¼ of the Southwest ¼ of Section 33, Township 13 North, Range 20 East, M.D.B. M., filed for record September 19, 1983, Book 983, Page 2369, Document No.87071, official records of Douglas County, State of Nevada.

This conveyance and warranty of title is made and accepted subject to all restrictions, easements, conditions and covenants, if any, applicable to and enforceable against the Property as shown by the records of Douglas County, to the extent and only to the extent that the same are valid and still in effect.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee, his respective heirs, personal representatives, successors and assigns, forever; and Grantor does hereby bind herself, her respective heirs, personal representatives, successors and assigns, to warrant and forever defend all and singular the Property unto Grantee, his respective heirs, personal representatives, successors and assigns, against any person whatsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor and not otherwise, subject to the matters hereinabove set out.

WITNESS THE EXECUTION HEREOF as of the 20th day of APRIL, 2015

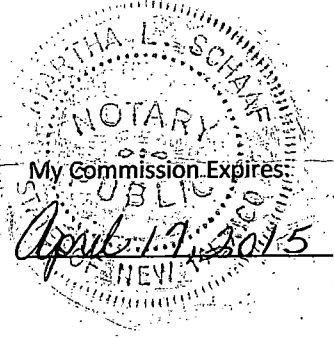
*Barbara Weaver Johnson, Trustee
of the Barbara Weaver Johnson
Living Trust UAD 03/05/1999*

BARBARA WEAVER JOHNSON, TRUSTEE OF THE BARBARA WEAVER JOHNSON LIVING TRUST UAD 03/05/1999, a married woman, dealing with her sole and separate property, GRANTOR

STATE OF NEW MEXICO)
)
COUNTY OF DONA ANA)

This instrument was acknowledged before me on the 30th day of April, 2015, by
BARBARA WEAVER JOHNSON, TRUSTEE OF THE BARBARA WEAVER JOHNSON LIVING TRUST UAD 03/05/1999

Notary's Official Seal:



Martha L. Schaaf
NOTARY PUBLIC IN AND FOR THE STATE OF NEW MEXICO

COPY

EXHIBIT "A"

**NOTICE OF
ASSESSED VALUATION**
**THIS IS NOT A TAX BILL - IT IS A NOTICE OF
VALUE ONLY**

DOUGLAS W SONNEMANN
DOUGLAS CO ASSESSOR
PO BOX 218
MINDEN, NV 89423
(775) 782-9830

PRE-SORTED
FIRST CLASS
US POSTAGE PAID
MINDEN, NV
PERMIT # 24

DISTRICT	APPRAISAL YEAR	MAILING DATE
521.0	2013	12/02/13
<u>THIS FISCAL YEAR</u>	<u>NEXT FISCAL YEAR</u>	
2013-14	2014-15	
<u>ASSESSED VALUES</u>	<u>ASSESSED VALUES</u>	
LAND	LAND	
15,750	15,750	
<u>STRUCTURES, ETC</u>	<u>STRUCTURES, ETC</u>	
22,778	24,581	
<u>PERSONAL PROPERTY</u>	<u>PERSONAL PROPERTY</u>	
<u>EXEMPTIONS</u>	<u>EXEMPTIONS</u>	
<u>ASSESSED TOTAL</u>	<u>ASSESSED TOTAL</u>	
38,528	40,331	
<u>TAXABLE TOTAL</u>	<u>TAXABLE TOTAL</u>	
110,080	115,231	
<u>VALUE EXCLUDED FROM PARTIAL ABATEMENT</u>	<u>VALUE EXCLUDED FROM PARTIAL ABATEMENT</u>	

PARCEL NUMBER: 1320-33-401-046

PROPERTY LOCATION:
1234 DOUGLAS AV

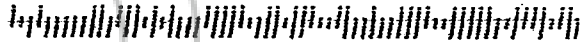
Abatement Status: RENTAL

SEE OTHER SIDE FOR ADDITIONAL INFORMATION.

YOUR PROPERTY TAX BILL IS CAPPED, NOT YOUR ASSESSED VALUE
The Assessment Roll is available per NRS 361.300

JOHNSON, BARBARA WEAVER TTEE
PO BOX 3570
LAS CRUCES, NM 88003

8800333570 8006



STATE OF NEVADA DECLARATION OF VALUE

FOR RECORDERS OPTIONAL USE ONLY

Document/Instrument#: _____

Book: _____ Page: _____

Date of Recording: _____

Notes: _____

1. Assessor Parcel Number (s)
 (a) 1320-33-401-046
 (b) _____
 (c) _____
 (d) _____

2. Type of Property:

a) <input type="checkbox"/> Vacant Land	b) <input checked="" 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) \$ _____

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: Mother granting INTEREST to child.

5. Partial Interest: Percentage being transferred: 12 %

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 Barbara Weaver Johnson, Trustee of Will WAD 03/05/1999 Capacity OWNER

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)

Print Name: BARBARA WEAVER JOHNSON

Address: PO BOX 3570

City: LAS CRUCES

State: NM Zip: 88003

BUYER (GRANTEE) INFORMATION
 (REQUIRED)

Print Name: WILLIAM HAGEN STRAUSS

Address: 1796 SOLITUDE LANE

City: GARDNERVILLE

State: NY Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____