

DOUGLAS COUNTY, NV 2015-862232
RPTT:\$507.00 Rec:\$15.00
Total:\$522.00 05/18/2015 01:53 PM
DENNIS MCDUFFEE Pgs=3



KAREN ELLISON, RECORDER

A.P.N. 1220-21-810-203

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

McDuffee
1502 Hussman Ave.
Gardnerville, NV 89410

THIS SPACE FOR RECORDER'S USE ONLY

The undersigned grantor(s) declare(s): Documentary transfer tax is \$ _____

DEED IN LIEU OF FORECLOSURE

THIS INDENTURE WITNESSETH: That **Wanda Wideen, an unmarried woman** in consideration of \$10.00 Dollars, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Dennis McDuffee and Jolie McDuffee, husband and wife as joint tenants** all that real property in the County of **Douglas**, State of Nevada, bounded and described as follows:

Lot 357, as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974 in Book 374, Page 676 as Document No. 72456.

"THIS DEED IS AN ABSOLUTE CONVEYANCE, THE GRANTOR HAVING SOLD SAID LAND TO THE GRANTEE FOR A FAIR AND ADEQUATE CONSIDERATION, SUCH CONSIDERATION, IN ADDITION TO THAT ABOVE RECITED, BEING FULL SATISFACTION OF ALL OBLIGATIONS SECURED BY THE MORTGAGE (DEED OF TRUST) EXECUTED BY Wanda Wideen, an unmarried woman, TRUSTOR TO Dennis McDuffee and Jolie McDuffee, husband and wife as joint tenants, AS TRUSTEE IN FAVOR OF xxx, AS BENEFICIARY RECORDED 10/30/2014, OF OFFICIAL RECORDS OF THE COUNTY OF Douglas STATE OF NEVADA, AS, DOCUMENT NO. 2014-851995

GRANTOR DECLARES THAT THIS CONVEYANCE IS FREELY AND FAIRLY MADE, AND THAT THERE ARE NO AGREEMENTS, ORAL OR WRITTEN, OR OTHER THAN THIS DEED BETWEEN THE GRANTOR AND GRANTEE WITH RESPECT TO SAID LAND."

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

Witness my hand this 30 day of October, 2014.

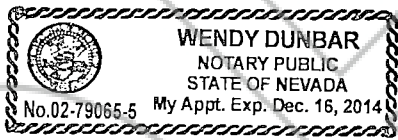
Wanda Wideen
Wanda Wideen

STATE OF Nevada)

COUNTY OF Douglas)

On 10.30.14 personally appeared before me, a Notary Public, Wanda Wideen who acknowledged that he executed the above instrument.

Signature [Signature]



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) 1220-21-810-203
- (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:

Deed in Lieu of Foreclosure Only (value of property) \$ 150,000

Transfer Tax Value: \$ 20,000

Real Property Transfer Tax Due: \$ 130,000

\$ 507.00

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: _____
- b. Explain Reason for Exemption: _____

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 D McDuffee Capacity _____

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: WANDA WIDEEN

Address: 740 Grey Hawk Dr

City: Dayton

State: NV Zip: 89403

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Dennis McDuffee

Address: 1502 HUSSMAN

City: GARDNERVILLE

State: NV Zip: 89410

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

Print Name: _____ Escrow # _____

Address: _____

City: _____ State: _____ Zip: _____