

DOUGLAS COUNTY, NV

2015-862794

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

05/28/2015 02:02 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

E05

A.P.N.: 1320-30-710-007

File No: 143-2484947 (SC)

R.P.T.T.: \$-0- #5

When Recorded Mail To: Mail Tax Statements To:

David L. Cochran
472 Constitution Drive
Danville, CA 94526

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Arlene Cochran, spouse of grantee herein

do(es) hereby GRANT, BARGAIN and SELL to

David L. Cochran, a married man as his sole and separate property

the real property situate in the County of Douglas, State of Nevada, described as follows:

PARCEL ONE:

UNIT 6 AS SHOWN ON THE PLANNED DEVELOPMENT MAP (PD 03-005) FOR MINDEN TOWN HOMES, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON FEBRUARY 2, 2004 AS FILE NO. 603488.

PARCEL TWO:

AN UNDIVIDED 1/31ST INTEREST IN THE COMMON ELEMENTS SHOWN ON THE ABOVE MENTION PLANNED DEVELOPMENT MAP AND AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR MINDEN TOWNHOMES, RECORDED NOVEMBER 5, 2003 IN BOOK 1103, PAGE 2081, DOCUMENT NO. 595951 AND IN THE AMENDED AND RESTATED DECLARATION RECORDED FEBRUARY 6, 2004 IN BOOK 204, PAGE 2633, DOCUMENT NO. 604005.

PARCEL THREE:

AN EXCLUSIVE EASEMENT FOR THE USE AND ENJOYMENT OF THE LIMITED COMMON ELEMENTS APPURTENANT TO PARCEL ONE, DESCRIBED ABOVE, AS SHOWN ON THE ABOVE MENTIONED PLANNED DEVELOPMENT MAP AND AS SET FORTH IN THE ABOVE MENTIONED DECLARATION AND AMENDED AND RESTATED DECLARATION.

Subject to

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO .

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

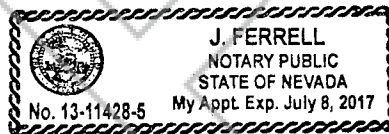
Date: 05/21/2015

Arlene Cochran
Arlene Cochran

STATE OF **NEVADA**)
)
) :SS.
COUNTY OF **Carson City**)

This instrument was acknowledged before me on
5.26.2015 by
Arlene Cochran

J. Ferrell
Notary Public
(My commission expires: 7.8.2017)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-30-710-007
- 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 _____

FOR RECORDERS OPTIONAL USE	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property:

\$ -0 -

b) Deed in Lieu of Foreclosure Only (value of

(\$ -0 -)

c) Transfer Tax Value:

\$-0-

d) Real Property Transfer Tax Due

\$-0-

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: #5
- b. Explain reason for exemption: from spouse to spouse without consideration

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 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: Arlene Cochran

Capacity: _____
Capacity: Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Arlene Cochran
Address: 472
City: Danville
State: CA Zip: 94526

Print Name: David L. Cochran
Address: 472 Constitution Drive
City: Danville
State: CA Zip: 94526

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

First American Title Insurance
Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2484947 SC/SC
State: NV Zip: 89423

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