DOUGLAS COUNTY, NV

ry, NV 2016-876315

Rec:\$15.00 Total:\$15.00

02/05/2016 08:50 AM

MICHAEL S. GREGG, ATTY

Pas=3



APN: 1319-10-110-007

00029910201608763150030037

KAREN ELLISON, RECORDER

E07

When Recorded Return To:

Dean Hitchcock Tanya Hitchcock 12555 Broili Drive Reno, NV 89511

Send Tax Statements To: Same as above

Property address:

223 Limousin Court, Genoa, NV 89411

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)

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)

Signature

Michael S. Gregg, Esq.

Print name

Attorney

Title

## GRANT, BARGAIN AND SALE DEED

FOR NO CONSIDERATION,

Susan Marene Wornow, Trustee of the Lowell Roger Wornow and Susan Marene Wornow Family Trust dated March 2, 1999

does hereby GRANT, BARGAIN, SELL and CONVEY to

Dean Hitchcock and Tanya Hitchcock, husband and wife, as joint tenants as to an undivided 38.69% interest

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

Lot 7, as shown on the map of GENOA HEIGHTS, filed for record in the office of the County Recorder of Douglas County, Nevada, on May 29, 1998, as Document No. 226870.

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

Dated: February 3, 2016

The Lowell Roger Wornow and Susan Marene Wornow Family Trust dated March 2, 1999

Susan Marene Wornow, Trustee

STATE OF NEVADA

**COUNTY OF WASHOE** 

This instrument was acknowledged before me on February 3, 2016, by Susan Marene Wornow.

Notary Public

DWAN O'DAY Notary Public, State of Nevada Appointment No. 06-105740-2 My Appt. Expires Jun 23, 2018

STAT	E OF NEVADA	
	ARATION OF VALUE	
1.	Assessor Parcel Number(s)	^
	a) 1319-10-110-007 b)	/\
	c)	\ \
	d)	\ \
	/ <del></del>	\ \
2.	Type of Property:	\ \
	a) Vacant Land b) Single Fam. R	les.
	c) Condo/Twnhse d) 2-4 Plex	FOR RECORDERS OPTIONAL USE ONLY
	e) Apt. Bldg f) Comm'l/Ind'l	BOOK PAGE
	g) Agricultural h) Mobile Home	DATE OF RECORDING:
	i) Other	NOTES: Thust Verified - A
	1) L1 Other	- Juist voicing - go
3.	Total Value/Sales Price of Property:	s\$0.00
٥.	Deed in Lieu of Foreclosure Only (value of property	
	Transfer Tax Value:	s
	Real Property Transfer Tax Due:	\$
4.	If Exemption Claimed:	
	<ul><li>a. Transfer Tax Exemption per NRS 375.090</li><li>b. Explain Reason for Exemption: Transfer</li></ul>	, Section # /
	b. Explain Reason for Exemption: Transfe	I TOTA Trust without consideration
5.	Partial Interest: Percentage being transferred:	38 69 %
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The	e 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		
sup	pported by documentation if called upon to subst	antiate the information provided herein. Furthermore, the
		nption, or other determination of additional tax due, may
res	ult in a penalty of 10% of the tax due plus intere	st at 1% per month.
_		
Pursuant to NRS 375.030, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.		
Signat	ure Susan Morene Yelmon	Canacity toutten
Signat	are Name of the same	S Capacity 25/10/000
Signat	ure	Capacity
/		
/	SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
	(REQUIRED)	(REQUIRED)
Drint N	ame; Susan Marene Wornow, Trustee	Print Name: Dean and Tanya Hitchcock
76.	s: 1051 Camellia Court	Address: 12555 Broili Drive
City:	Minden	City: Reno
State:		State: Nevada Zip: 89511
Stato.		2.01.000
70.	ANY/PERSON REQUESTING RECORDING	
	required if not the seller or buyer)	1
	ame: Michael S. Gregg, Esq.	Escrow #_n/a
	ss: 448 Hill Street	Zip: 89501
City:	Reno State: N	AMAN DE BECODDEDIMICACENT MEDI