

DOUGLAS COUNTY, NV

2016-876959

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

02/18/2016 09:26 AM

ETRCO, LLC

KAREN ELLISON, RECORDER

E05

APN#: 1220-04-512-018

RPTT: S-0-

Recording Requested By:

Western Title Company, Inc.

Escrow No. 076319-JMW

When Recorded Mail To:

CONNIE REEVES

RICHARDSON

1350 Toiyabe Avenue

Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



J. WILLIAMS, CSEO

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That JAMES RICHARSON, a married man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to CONNIE REEVES RICHARDSON, a married woman as her sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:


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

Lot 9, as shown on the official map of CARSON VALLEY SUBDIVISION UNIT NUMBER 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada on December 23, 1970, as Document No. 50685.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are husband and wife. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as her sole and separate property. By this conveyance, Grantor releases any community interest that he might now have or be presumed to hereafter acquire in the above described property.

Dated: 02/09/2016




JAMES RICHARDSON

STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on

✓ 2/16/16
by JAMES RICHARDSON.



Notary Public

} ss


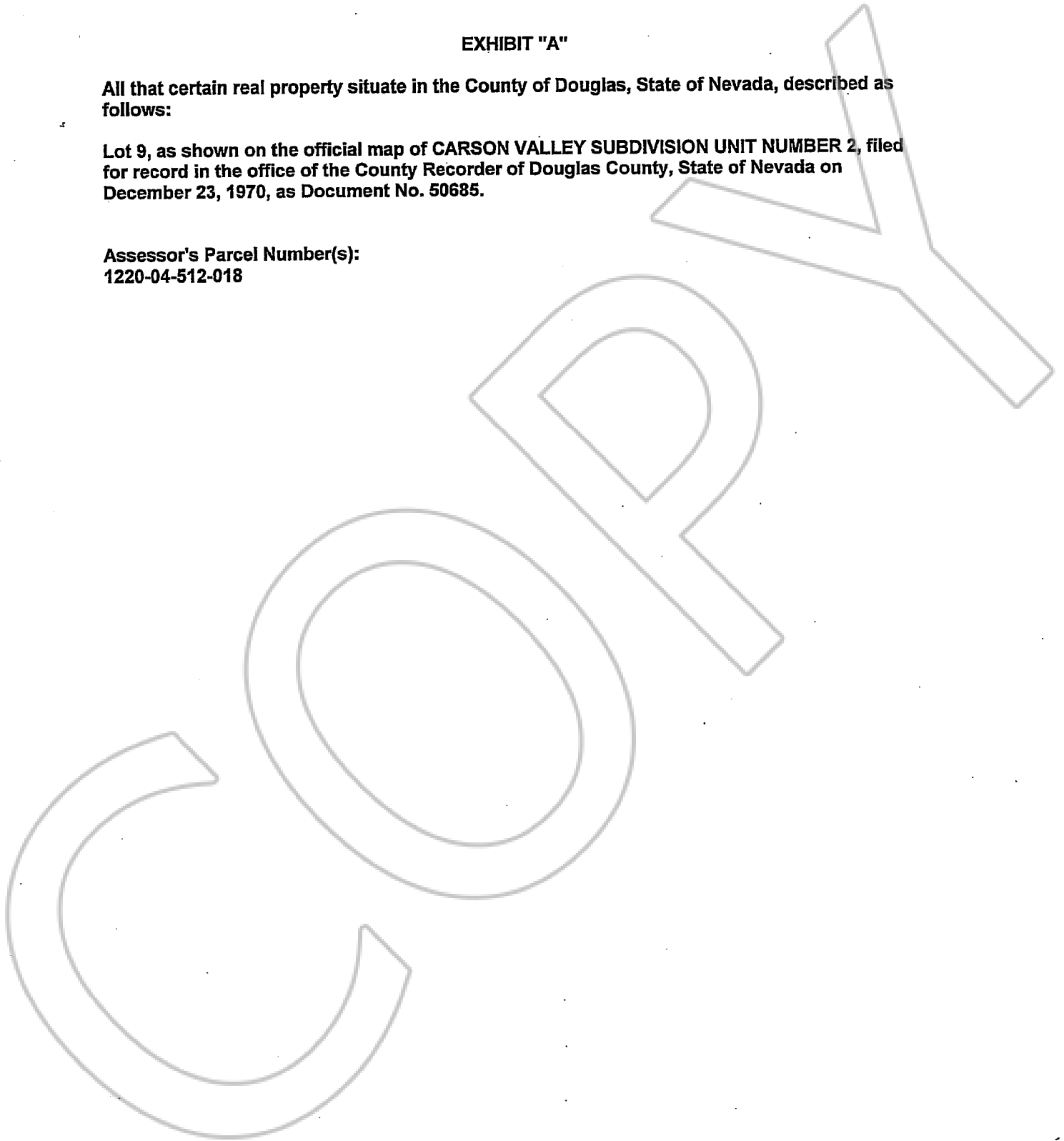

ANU JANSSE
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80889-5 - Expires March 20, 2019

EXHIBIT "A"

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

Lot 9, as shown on the official map of CARSON VALLEY SUBDIVISION UNIT NUMBER 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada on December 23, 1970, as Document No. 50685.

**Assessor's Parcel Number(s):
1220-04-512-018**



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
 a) 1220-04-512-018
 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 ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 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 5
 b. Explain Reason for Exemption: First Degree of Affinity, Husband to Wife, no 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: Connie Reeves Richardson Capacity: Grantee
 Signature: James Richardson Capacity: Grantor

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: JAMES RICHARDSON
 Address: 1350 Toiyabe Ave
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: CONNIE REEVES RICHARDSON
 Address: 1350 Toiyabe Ave
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 076319-JMW

Address: Kietzke Office
 5390 Kietzke Ln Suite 101

City/State/Zip: Reno, NV 89511

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