

DOUGLAS COUNTY, NV

2016-877436

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

02/29/2016 01:04 PM

TICOR TITLE - RENO (LAKESIDE)

KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO:

**Robert H Hanifan**  
**9045 Jackhammer Ct**  
**Reno, NV 89521**

MAIL TAX STATEMENTS TO:

Same as above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons. (Pursuant to NRS 239b.030)

Escrow No. 1600335-SL  
APN 1220-16-810-094  
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Jenifer Garnett, spouse of the Grantee**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

**Robert H Hanifan, a married man as his sole and separate property**

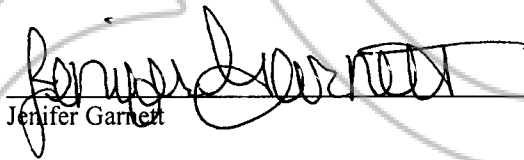
all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

Jenifer Garnett consents to the creation of a Joint Tenancy between Robert H. Hanifan and Janet E. Hanifan in a Grant, Bargain and Sale Deed recording concurrently herewith

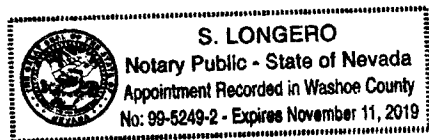
  
\_\_\_\_\_  
Jenifer Garnett

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:  
2/24/16

This instrument was acknowledged before me on \_\_\_\_\_,  
by Jenifer Garnett.

\_\_\_\_\_  
NOTARY PUBLIC



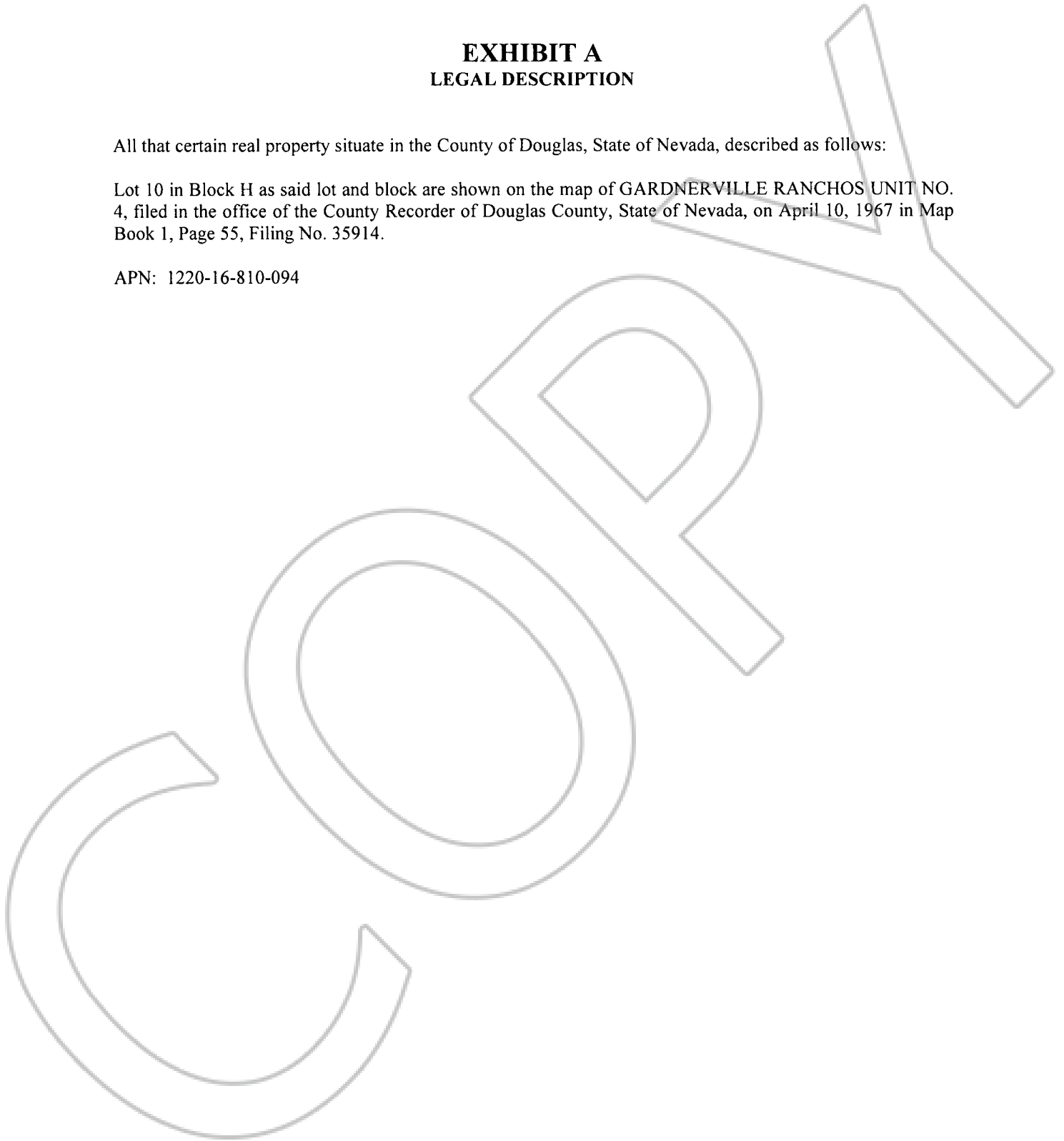
Escrow No. 1600335-SL

**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

Lot 10 in Block H as said lot and block are shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 10, 1967 in Map Book 1, Page 55, Filing No. 35914.

APN: 1220-16-810-094



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-16-810-094
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
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: Transfer of title between spouses 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 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 Jenifer Garnett Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Jenifer Garnett  
 Address: 9045 Jackhammer Ct  
 City: RENO  
 State: NV Zip: 89521

Print Name: Robert H Hanifan  
 Address: 9045 Jackhammer Ct  
 City: RENO  
 State: NV Zip: 89521

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1600335-SL  
 Address: 5441 Kietzke Lane, #100  
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)