

APN#: 1320-30-802-002

RPTT: \$-0-

**Recording Requested By:**

Western Title Company

**Escrow No. 078296-WLD**

**When Recorded Mail To:**

James Michael Hickey

P.O. Box 2320

Minden, NV 89423

**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

Wendy Dunbar

Escrow Officer

**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  
Sylvia J. Hickey, spouse of the grantee herein,  
in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain,  
Sell and Convey to  
James Michael Hickey, a married man as his sole and separate property  
all that real property situated in the City of Minden, County of Douglas, State of Nevada described as  
follows:

See attached Exhibit A

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

Dated: 06/13/2016

Sylvia J. Hickey  
Sylvia J. Hickey

STATE OF Nevada

COUNTY OF Douglas

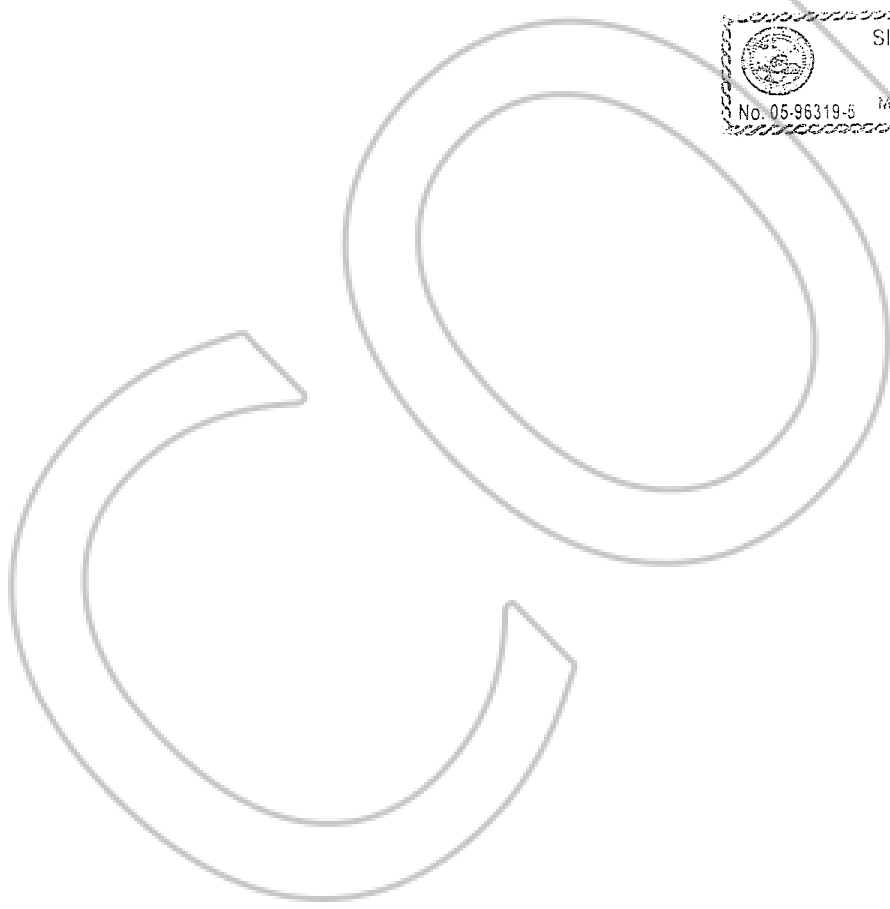
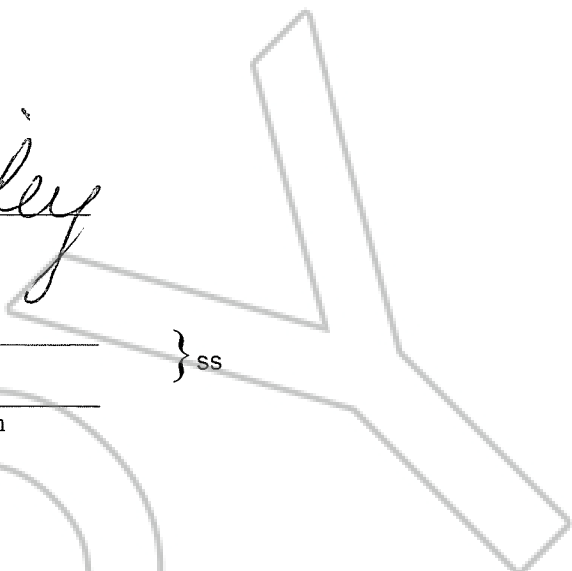
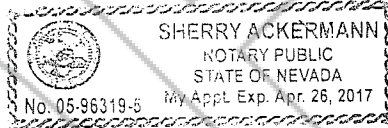
This instrument was acknowledged before me on

June 14, 2014

by Sylvia J. Hickey.

Sherry Ackermann

Notary Public



**EXHIBIT "A"**

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

**Parcel 1:**

A Parcel of land located within a portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel's 2 and 4 of Parcel Map PM-2011 for Eagle Valley Construction Company, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on November 2, 1995, in Book 1195, Page 248, as Document No. 374040.

**EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS.**

**Parcel :2**

A Parcel of land located within a portion of the Southwest 1/4 of the Southeast 1/4 of Section 30, Township 13 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel 3 of Parcel Map PM-2011 for Eagle Valley Construction Company, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on November 2, 1995, in Book 1195, Page 248, as Document No. 374040.

**EXCEPTING THEREFROM ANY AND ALL WATER RIGHTS.**

**Assessor's Parcel Number(s):  
1320-30-802-002**

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
a) 1320-30-802-002

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: \$ \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_)  
 Transfer Tax Value: \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ \_\_\_\_\_

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section #5  
 b. Explain Reason for Exemption: Wife Deeding off title, no consideration

5. Partial Interest: Percentage being transferred: 100 %

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 Sylvia Hickey Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION  
(REQUIRED)

Print Name: Sylvia J. Hickey  
 Address: P.O. Box 2320  
 City: Minden  
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION  
(REQUIRED)

Print Name: James Michael Hickey  
 Address: P.O. BOX 2320  
 City: Minden  
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Douglas Office  
1362 Highway 395, Ste. 109  
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 078296-WLD

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