

DOUGLAS COUNTY, NV
RPTT:\$780.00 Rec:\$15.00
\$795.00 Pgs=2
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

2016-883924

07/07/2016 01:57 PM

WHEN RECORDED MAIL TO:
Lori Hibbett
3465 Margo St
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1601347-RLT

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)

APN No.: 1022-29-201-026
R.P.T.T. \$ 780.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Sally Ann Cook, Trustee of the Sally Ann Cook Family Trust dated December 7, 2005

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Lori Hibbett, **an unmarried woman**

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.

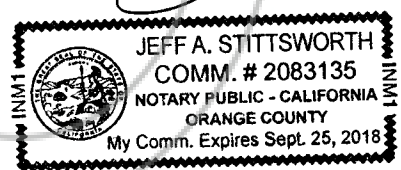
Sally Ann Cook, Trustee of the Sally Ann Cook Family Trust dated December 7, 2005

Sally Ann Cook Trustee
Sally Ann Cook, Trustee

STATE OF ~~NEVADA~~ *CALIFORNIA*
COUNTY OF ~~DOUGLAS~~ *ORANGE* } ss:

This instrument was acknowledged before me on, 5-5-2016
by Sally Ann Cook, Trustee of the Sally Ann Cook Family Trust dated December 7, 2005

[Signature]
NOTARY PUBLIC



Escrow No. 1601347-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

The East 330 feet of the North 1/2 of the Southwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 29, Township 10 North, Range 22 East, M.D.B.&M.

EXCEPTING THEREFROM the following:

That portion conveyed to California Interstate Telephone Co. by Deed recorded July 24, 1967 in Book 51, Page 540, Document No. 37254, described as follows:

Beginning at the Southeast corner of the above legal subdivision which lies South 89°19' East, 1971.35 feet and North 0°01'02" East, 329.15 feet from the West 1/4 corner of said Section 29; thence North 89°18' West 33.00 feet to the Southeast corner of the parcel and the True Point of Beginning; thence North 0°06'30" East, 100.00 feet parallel to and 33 feet from the East side of the North 1/2 Southwest 1/4 Southeast 1/2 Northwest 1/4; thence West 89°18'00" West, 100.00 feet; thence South 0°06'30" West, 100.00 feet; thence South 89°18'00" East, 100.00 feet; to the Point of Beginning.

All oil, gas and other mineral deposits as reserved by the United States of America in the Patent recorded May 24, 1962 in Book 11, Page 746, Document No. 20124.

Note: Legal description previously contained in Document No. 663116, recorded December 12, 2005, Official Records of Douglas County, State of Nevada.

APN: 1022-29-201-026

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1022-29-201-026
b)
c)
d)

2. Type of Property:

- a) [] Vacant Land b) [x] 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
Book Page
Date of Recording:
Notes:

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$200,000.00
Transfer Tax Value \$
Real Property Transfer Tax Due: \$200,000.00
\$ 780.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section
b. Explain Reason for Exemption:

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.

Signature [Signature] Capacity grantor
Signature Capacity

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Sally Ann Cook, Trustee of the Sally Ann Cook Family Trust dated December 7, 2005

Print Name: Lori Hibbett

Address: 2919 Newport Bl Newport Beach, CA 92663

Address: 3465 Margo St Gardnerville NV 89410

City, State, Zip

City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Tigor Title of Nevada, Inc. Escrow #: 1601347-RLT
Address: 1483 Highway 395 N, Suite B
City, State, Zip: Gardnerville, NV 89410