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12313 Morning Side Dr.
Modesto CA 95355

Recording requested by: and when recorded mail to:
MAIL TAX STATEMENTS TO:

Tiffany Dickson
2213 Morning Side Drive
Modesto, CA 95355



KAREN ELLISON, RECORDER E06

DOCUMENTARY TRANSFER TAX \$ 0.00
___ Computed on the consideration or value of property conveyed;
___ Computed on the consideration or value less liens or encumbrances remaining at time of sale; OR
X Exempt from Documentary Transfer Tax.

Signature of declaring grantor or grantee

APN 1220-18-001-005

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JAMES CHRIS HEADRICK and TIFFANY JEAN DICKSON aka TIFFANY JEAN HEADRICK as Joint Tenants hereby grants to TIFFANY JEAN DICKSON, a single woman as her sole and separate property, the following described real property in the unincorporated area of the City of Gardnerville, County of Douglas, State of Nevada.
See Exhibit A for legal description incorporated herein by reference.

Dated: August 17, 2016

Stephanie Kennedy
CLERK OF THE SUPERIOR COURT on Behalf of
JAMES CHRIS HEADRICK pursuant to Judgment
Of the Superior Court of California, Stanislaus
County entered June 24, 2016, Case No. 696613

999 HWY 88, Gardnerville, Nevada

Acknowledgment of Notary Public

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Stanislaus

On 17 August 2016, before me, R.H. Scherrey, a Notary Public

in and for said County and State, personally appeared _____, who proved to me on the basis of satisfactory evidence to be the person (s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

EXHIBIT 'A'

LEGAL DESCRIPTION

Being a portion of the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 12 North, Range 20 East, further described as follows:

A certain piece of land lying and situate in the town of Centerville, County of Douglas, State of Nevada, and more particularly described as follows:

Beginning at a point where the Centerville-Gardnerville Highway joins the State Highway No. 39, thence running Easterly along said Centerville-Gardnerville Highway 106 feet to a point, thence running in a Southerly direction 188 feet, thence running in a Westerly direction 106 feet, thence running in a Northerly direction 188 feet to the Point of Beginning.

EXCEPTING THEREFROM that portion of said land Deeded to the State of Nevada in Document recorded June 3, 1957, Book C-1 of Deeds, Page 403, Document No. 12256, Douglas County, Nevada, Records.

FURTHER EXCEPTING THEREFROM any portion of said land lying within State Route 88 and Centerville Lane.

California All-Purpose Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Stanislaus)

On 17 August 2016 before me, R. L. Scherrer, Notary Public, personally appeared Stephanie Kennedy, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he she they executed the same in his her their authorized capacity , and that by his her their signature on the instrument the person , or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



R. L. Scherrer
Signature of Notary

NOTARY INFORMATION

Notary Name: R. L. Scherrer
Commission Expires: 9/12/2019

Notary Commission # 2124113

County of Commission: Stanislaus
Notary Phone: 209-522-5205

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and prevent fraudulent reattachment of this form to another document.

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Grant Deed

Date of Document: 8/17/2016 Number of Pages in words: Two
(including this page)

Signer(s) Other Than Named Above: none

CAPACITY(IES) CLAIMED BY SIGNER(S)

Signer's Name: _____

- Individual(s)
 Corporate Officer
Title(s): _____
 Partner(s) - Limited General
 Attorney-In-Fact
 Trustee(s)
 Guardian/Conservator
 Other: _____

RIGHT THUMB

SIGNER IS REPRESENTING:

Signer's Name: _____

- Individual(s)
 Corporate Officer
Title(s): _____
 Partner(s) - Limited General
 Attorney-In-Fact
 Trustee(s)
 Guardian/Conservator
 Other: _____

RIGHT THUMB

SIGNER IS REPRESENTING:

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) APN 1220-18-001-005
 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	
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: \$ \$40,000.00
 Real Property Transfer Tax Due: \$ \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 6
 b. Explain Reason for Exemption: Judgment of Dissolution of Marriage for division of community property to former spouse

5. Partial Interest: Percentage being transferred: 50.00 %

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 Tiffany Dickson Capacity owner
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: James Chris Headrick
 Address: P.O. Box 1643
 City: Oakdale
 State: CA Zip: 95361

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Tiffany Dickson
 Address: 2313 Morning Side Drive
 City: Modesto
 State: CA Zip: 95355

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Tiffany Dickson Escrow # _____
 Address: 2313 Morning Sid Drive
 City: Modesto State: CA Zip: 95355

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