

APN# : 1219-03-002-029

RPTT: #5

Recording Requested By:

Western Title Company, Inc.

Escrow No. 082652-TEA

When Recorded Mail To:

Teddy J. McKone

225 Sierra Shadows Lane

Gardnerville, NV 89460

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

Traci Adams

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 Jesse W. McKone, a married man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Teddy J. McKone, 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:

PARCEL 1:

A parcel of land located in the Southwest 1/4 of the Southwest 1/4 of Section 3, Township 12 North, Range 19 East, M.D.B. & M., Carson Valley, Douglas County, State of Nevada. described as follows:

Commencing at the Southwest corner of said Section 3, proceed North 89°57'00" East, 1,002.23 feet, along the Section Line, which is also the center line of a public road, to a point; thence North 0°10'19" West 310.00 feet, along the Westerly boundary of the Tom Andrews property to a point; thence South 89°57'00" West 240.00 feet to the Southwest corner of the Maple Property, which is the TRUE POINT OF BEGINNING; thence North 21°15'19" East, 258.55 feet along the Westerly side of the Maple property, to the Northeast corner of the parcel; thence Northwesterly along the Westerly right of way of Sierra Shadows drive around a curve to the right, having a radius of 325.00 feet, a central angle of 30°33'01" and a length of 173.29 feet, to a point; thence North 38°11'40" West 19.41 feet to a point; thence Westerly around a curve to the left having a radius of 13.75 feet, a central angle of 90 degrees, and a length of 21.60 feet to a point; thence South 13°36'00" West 371.01 feet to the Southwest corner of the parcel; thence North 89°57'00" East, 162.44 feet to the POINT OF BEGINNING.

PARCEL 2:

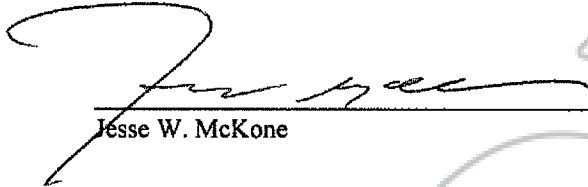
TOGETHER WITH an easement for ingress and egress over and across that certain portion of said land lying adjacent to the Northerly line of the herein-above described land, as conveyed to the general public (more commonly known as Sierra Shadows Lane, (50 feet in width), in instrument recorded October 21, 1969, in Book 70, page 576, Document No. 46066, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 13, 2015, as Document No. 2015-860058 of Official Records.

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: 09/12/2016



Jesse W. McKone

STATE OF NEVADA


COUNTY OF DOUGLAS

This instrument was acknowledged before me on

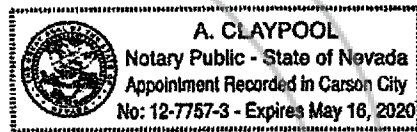
Sept 29, 2016

by Jesse W. McKone.

} ss



Notary Public



STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1219-03-002-029

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: husband deed to wife without 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 Teddy J. McKone Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Jesse W. McKone
 Address: 225 Sierra Shadows Lane
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Teddy J. McKone
 Address: 225 Sierra Shadows Lane
 City: Gardnerville
 State: NV Zip: 89460

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. #: 082652-TEA