

DOUGLAS COUNTY, NV

2017-895288

RPTT:\$0.00 Rec:\$15.00

02/28/2017 03:14 PM

\$15.00 Pgs=2

TICOR TITLE - CARSON

KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO:

Heather M. Powers
781 Bluerock Rd.
Gardnerville, NV 89460

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. 1700086-DKD

Space Above for Recorder's Use Only

APN 1220-22-210-209

R.P.T.T. #5

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Joshua M. Shehorn, spouse of the grantee herein

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

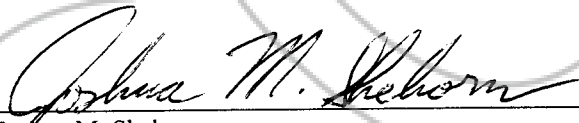
Heather M. Powers, a married woman as her sole and separate property

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.



Joshua M. Shehorn

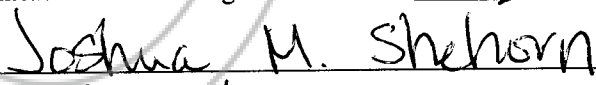
STATE OF NEVADA
COUNTY OF CARSON CITY

} ss:

This instrument was acknowledged before me on

2-27-17

by



Joshua M. Shehorn



NOTARY PUBLIC



Escrow No. 1700086-DKD

EXHIBIT A
LEGAL DESCRIPTION

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

Lot 71 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6 filed in the office of the County Recorder of Douglas County, State of Nevada on May 29, 1973, in Book 573, Page 1026, as Document No. 66512.

APN: 1220-22-210-209

COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-22-210-209
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" type="checkbox"/> | Single Fam. Res. |
| c) <input type="checkbox"/> | Condo/Twnhse | d) <input type="checkbox"/> | 2-4 Plex |
| e) <input type="checkbox"/> | Apt. Bldg | f) <input type="checkbox"/> | Comm'l/Ind'l |
| g) <input type="checkbox"/> | Agricultural | h) <input type="checkbox"/> | Mobile Home |
| i) <input type="checkbox"/> | Other _____ | | |

FOR RECORDERS OPTIONAL USE ONLY
 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: \$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
HUSBAND DEEDING TO WIFE

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 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 Joshua M. Shehorn Capacity _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Joshua M. Shehorn</u>	Print Name: <u>Heather M Powers</u>
Address: <u>781 Bluerock Rd.</u>	Address: <u>781 Bluerock Rd.</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>Nevada</u> Zip: <u>89460</u>	State: <u>NV</u> Zip: <u>89460</u>

COMPANY/PERSON REQUESTING RECORDING
 (REQUIRED IF NOT THE SELLER OR BUYER)
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 1700086-DKD
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)