

DOUGLAS COUNTY, NV

2017-896517

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

03/29/2017 11:03 AM

RELIANT TITLE - INCLINE VILLAGE

KAREN ELLISON, RECORDER

E05

RECORDING REQUESTED BY:

Reliant Title
937 Tahoe Blvd., Ste. 130
Incline Village, NV 89451
Escrow No.: 203-1600441-KOT

WHEN RECORDED MAIL TO:

Charles McGee
4930 Turning Leaf Way
Reno, NV 89519

A.P.N.: 1318-10-415-004

File No.: 203-1600441

R.P.T.T.: Exempt #5

GRANT, BARGAIN, and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Karen McGee, spouse of the Grantee herein

does hereby GRANT BARGAIN AND SELL TO

Charles McGee, a married man, as his sole and separate property.

The real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 4 in Block B, of ZEPHYR HEIGHTS SUBDIVISION NO. 4, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 7, 1955, as Document No. 10441.

APN: 1318-10-415-004

Subject to:

1. Taxes for the fiscal year 2016-2017.
2. Covenants, Conditions, Reservations, Rights, Rights of Way and Easements now of record.

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY THE GRANTOR MAY NOW HAVE OR BE PRESUMED TO HEREAFTER ACQUIRE BY REASON OF HER MARRIAGE TO THE GRANTEE HEREIN.

TOGETHER WITH all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: March 10, 2017

Karen McGee
Karen McGee

STATE OF NEVADA

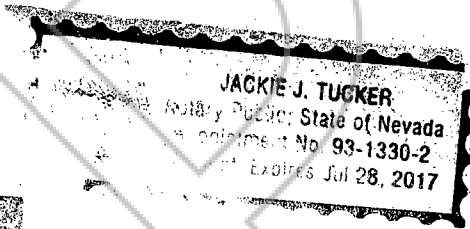
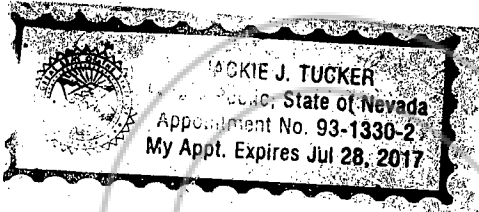
COUNTY OF Washoe

)
)ss.
)

This instrument was acknowledged before me on March 21, 2017 by Karen McGee

Jackie J. Tucker
Notary Public

(My commission expires: _____)



To clarify:
Jackie J. Tucker
Notary Public, State of Nevada
Appointment No. 93-1330- 2
My Appt. Expires July 28, 2017

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-10-415-004
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| 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 |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$0.00
 d. Real Property Transfer Tax Due: \$0

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: Transfer between spouses

5. Partial Interest: Percentage Being Transferred: 100.00%

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 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: Karen A McGee Capacity: _____ Grantor

Signature: Charles N McGee Capacity: _____ Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: <u>Karen McGee</u>	Print Name: <u>Charles McGee</u>
Address: <u>4930 Turning Leaf Way</u>	Address: <u>4930 Turning Leaf Way</u>
City: <u>Reno</u>	City: <u>Reno</u>
State: <u>NV</u> Zip: <u>89519</u>	State: <u>NV</u> Zip: <u>89519</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: Reliant Title Esc. #: 203-1600441
 Address: 937 Tahoe Blvd., Ste 130
 City: Incline Village State: NV Zip: 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED