

DOUGLAS COUNTY, NV

2017-899386

RPTT:\$0.00 Rec:\$15.00

\$15.00 Pgs=2

05/31/2017 02:54 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO:

Bryan R. Buchanan
2276 Greatfield Drive
Roseville, NV 95747

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. 1702223-RLT

APN 1220-22-410-197

R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Emily Buchanan, wife of the Grantee

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

Bryan R. Buchanan, a married man as his 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

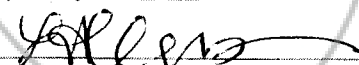
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

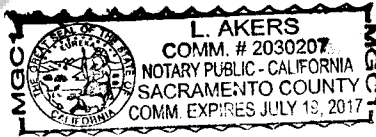
It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.


Emily Buchanan

STATE OF NEVADA } ss:
COUNTY OF DOUGLAS }
Placer

This instrument was acknowledged before me on 5/29/17
by Emily Buchanan


NOTARY PUBLIC



Escrow No. 1702223-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 806 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374 at Page 676 as Document No. 72456.

APN: 1220-22-410-197



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-22-410-197
- 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
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

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. 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 [Signature] Capacity Grantor
 Signature [Signature] Capacity Grantee

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

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

Print Name: Emily Buchanan
 Address: 2276 Greatfield Dr
 City: Roseville
 State: CA Zip: 95747

Print Name: Bryan R. Buchanan
 Address: 2276 Greatfield Dr
 City: Roseville
 State: CA Zip: 95747

**COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1702223-RLT
 Address: 1483 Highway 395 #A
 City: Gardnerville State: Nevada Zip: 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)