

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$15.00
\$15.00 Pgs=2
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER
2017-899534
06/02/2017 02:51 PM
E05

WHEN RECORDED MAIL TO:
Ronald Brian Reynolds
815 Oak Park Drive
Morgan Hill, Ca 95037

MAIL TAX STATEMENTS TO:
Ronald Brian Reynolds

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)

APN No.: 1318-26-101-058
R.P.T.T. \$2,437.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

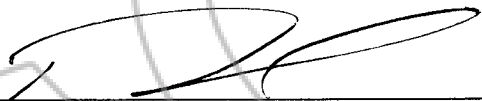
THIS INDENTURE WITNESSETH: That Ronald Brian Reynolds, a married man as his sole and separate property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Ronald Brian Reynolds and Michele Reynolds, Husband and Wife as joint tenants

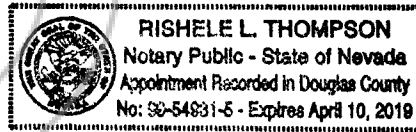
all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.



Ronald Brian Reynolds



STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 6/2/17
by [Signature]

NOTARY PUBLIC

This document is recorded as an ACCOMMODATION ONLY and without liability for the consideration herefore, or as to the validity or sufficiency of said instrument, or for the effect of such recording on the title of the property involved.

**EXHIBIT A
LEGAL DESCRIPTION**

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

PARCEL ONE:

Commencing at a point which bears South 17°26' West 1101.44 feet from the quarter corner between Sections 23 and 26, Township 13 North, Range 18 East, MD.B. & M., thence North 0°08' East 399.92 feet to the true point of beginning, said point of beginning also described as follows:

Commencing at a point on the Section line between Sections 23 and 26, Township 13 North, Range 18 East, M.D.B. & M., said point being North 89°46' West 327. 6 Est from the quarter corner between said Sections 23 and 26; thence South 0°08' West 652.39 feet to the Northeast corner of the parcel conveyed to John P. Cattoni and wife, by Deed Recorded May 14, 1963, under Document No. 22585, which point is the true point of beginning for the description of the parcel herein described; thence South 89°42' West along the North line of the parcel conveyed to Cattoni, 163.80 feet; thence North 0°08' East, 220.00 feet; thence South 36°54' East 272.36 feet to the true point of beginning.

PARCEL TWO:

The right of ingress to and egress from Kingsbury Road over an existing road shown on the map survey for John and Mary Palady, filed as Document No. 12909, recorded January 30, 1958.

Note: Legal description previously contained in document recorded September 3, 2004 Book 0904, Page 1724 as Document No. 623462.

APN: 1318-26-101-058

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1318-26-101-058
 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. a. Total Value/Sales Price of Property: \$ 0
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 0
 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: Adding wife w/o 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 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 _____ Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Ronald Brian Reynolds
 Address: 815 Oak Park Dr
 City: Morgan Hill
 State/Zip: CA 95037

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: Ronald Brian Reynolds & Michelle Reynolds
 Address: 815 Oak Park Dr
 City: MORGAN HILL
 State: CA Zip: 95037

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01701969-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED