

DOUGLAS COUNTY, NV **2017-901185**  
RPTT:\$1014.00 Rec:\$16.00  
\$1,030.00 Pgs=3 **07/10/2017 03:02 PM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Mary Kathleen Galbraith  
1409 Bumblebee Drive  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
Mary Kathleen Galbraith  
Same as above

Escrow No. 1702473-RLT

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.: 1220-22-310-064  
R.P.T.T. \$1,014.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That Jonathan Ross Thomas and Megan Hedgecock , Husband and Wife, as joint tenants**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Andrew Galbraith and Mary Kathleen Galbraith, 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.**

Jonathan Ross Thomas  
Jonathan Ross Thomas

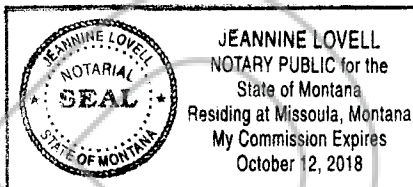
Megan Hedgecock  
Megan Hedgecock  
Megan

Montana  
STATE OF ~~NEVADA~~  
COUNTY OF ~~DOUGLAS~~ Missoula

} ss:

This instrument was acknowledged before me on, July 11, 2017  
by Jonathan Ross Thomas and Megan Hedgecock

Jeannine Lovell  
NOTARY PUBLIC



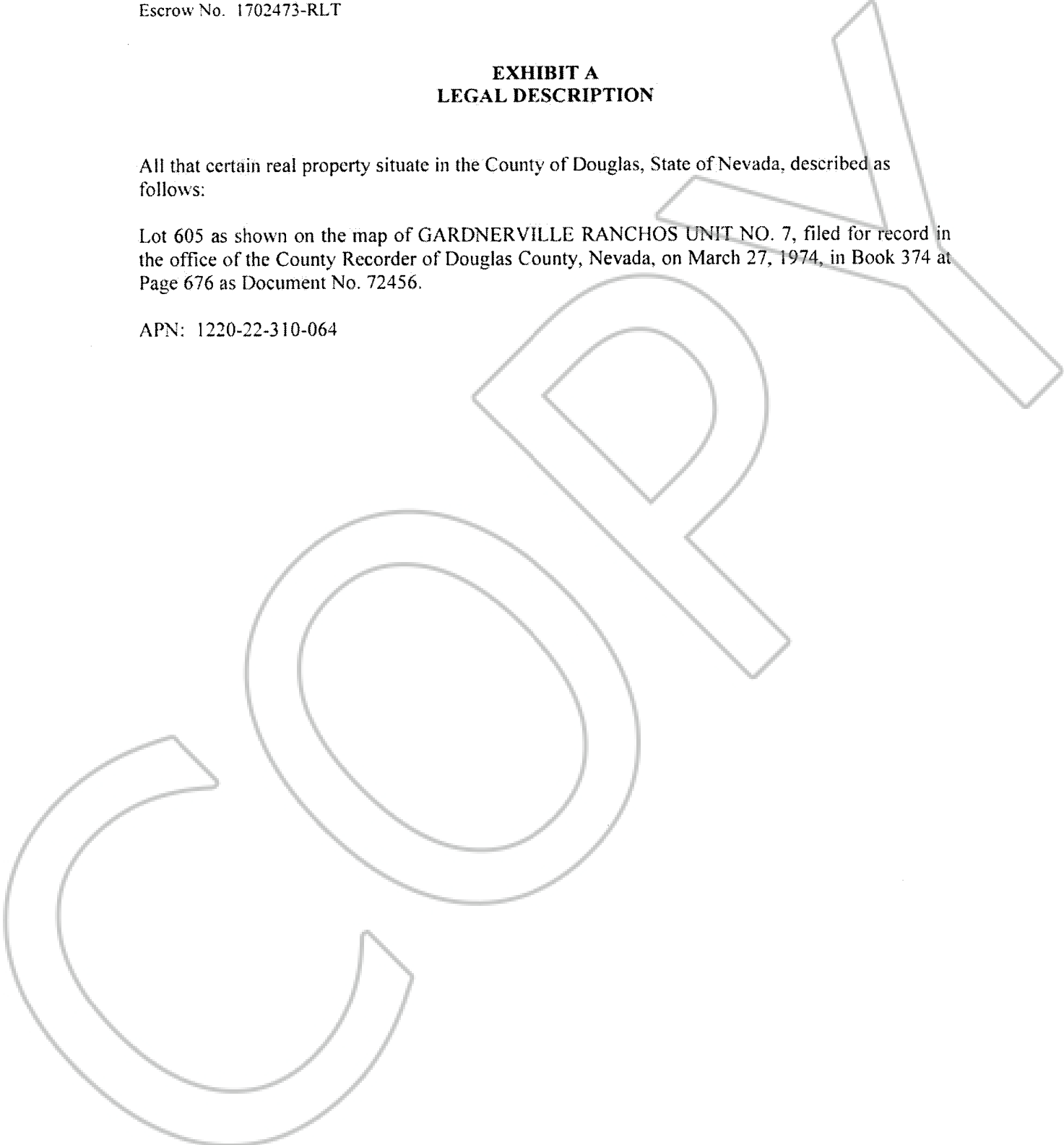
Escrow No. 1702473-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 605 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: 1220-22-310-064



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-22-310-064  
 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: \$ 260,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 260,000.00  
 d. Real Property Transfer Tax Due: \$ 1,014.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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 Jonathan Ross Thomas Capacity Seller / Grantor  
 Signature Mary Kathleen Galbraith Capacity Seller / Grantor

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Jonathan Ross Thomas and M Hedgecock  
 Address: 90 Chelsea Manor Lane  
 City: Stafford  
 State: VA Zip: 22554

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Mary Kathleen Galbraith and Andrew Galbraith  
 Address: 1401 Bumble Bee  
 City: Staffordville  
 State: VA Zip: 22554

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01702473-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED