

DOUGLAS COUNTY, NV

2017-904007

RPTT:\$0.00 Rec:\$17.00

\$17.00 Pgs=4

09/14/2017 12:21 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E05

APN: 1418-03-802-004

RPTT:

Escrow No. 00228060 - 001- 20 -COM

When Recorded Return to: Elizabeth Jackson  
35 Conifer Ln. Hillsborough, CA  
94010

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Elizabeth Roberts Jackson, Spouse of the Grantee herein, do(es) hereby Grant, Bargain Sell and convey to Michael Ryan Jackson AKA Michael R. Jackson , A married man, sole and separate property, all that real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

It is the intent of Grantor herein to divest herself all of any right, title and interest in and to the above described real property including any community property interest.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

Dated this 2nd day of June, 2017

THIS INSTRUMENT IS BEING RECORDED AS AN ACCORDATION ONLY. NO LIABILITY EXPRESSED OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS EFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN.

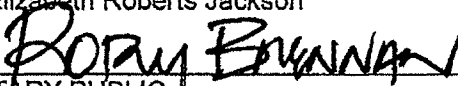
FIRST CENTENNIAL TITLE COMPANY

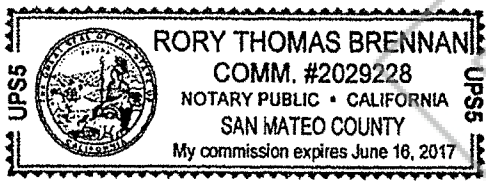
SPACE BELOW FOR RECORDER

  
Elizabeth Roberts Jackson

STATE OF ~~NEVADA~~ CALIFORNIA <sup>RB</sup>  
COUNTY OF ~~SAN MATEO~~

This instrument was acknowledged before me on JUNE 2, 2017  
by Elizabeth Roberts Jackson

  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER \_\_\_\_\_

**Exhibit A**

**PARCEL 1:**

Parcel A:

All that portion of Section 3, Township 14 North, Range 18 East, M.D.M., being a portion of Parcel No. 2 of that certain Parcel Map, filed for record on October 13, 1979, Document No. 38263, more particularly described as follows:

BEGINNING at the Southwest corner of said Parcel No. 2; thence North 16°04' West 304.06 feet; thence North 70°25' East 145.20 feet; thence South 72°29' East 46.00 feet; thence South 05°39'33" West 118.64 feet; thence South 04°07'57" East 210.59 feet; thence North 89°22' West 100.00 feet to the Point of Beginning.

Parcel B:

A right-of-way over that certain road as now located, or as it may be located hereafter, extending from the State Highway known as U.S. Route 50 to the hereinabove described property.

NOTE: Said legal description was previously shown in Grant Deed recorded March 12, 2010, in Book 310, Page 2958, as Document No. 760103, Official Records, Douglas County, Nevada.

APN: 1418-03-802-004

**PARCEL 2:**

Parcel A:

All that portion of Section 3, Township 14 North, Range 18 East, M.D.M., and being all of Parcel No. 1 and a portion of Parcel No. 2 of that certain Parcel Map, filed for record on October 13, 1979, Document No. 38263, more particularly described as follows:

BEGINNING at the Southwest corner of Parcel No. 1; thence North 04°07'57" West 210.59 feet; thence North 05°39'33" East 118.64 feet; thence South 72°29' East 51.69 feet; thence South 47°15' East 129.10 feet; thence South 69°43' East 76.66 feet; thence South 10°37' West 203.77 feet; thence North 89°22' West 175.00 feet to the Point of Beginning.

Parcel B:

A right-of-way over that certain road as now located, or as it may be located hereafter, extending from the State Highway known as U.S. Route 50 to the hereinabove described property

SPACE BELOW FOR RECORDER

---

NOTE: Said legal description was previously shown in Grant Deed recorded March 12, 2010, in Book 310, Page 2962, as Document No. 760104, Official Records, Douglas County, Nevada.

APN: 1418-03-802-005

PARCEL 3:

Easements as set forth in that certain Conveyance of Easements dated November 5, 1982, recorded July 19, 1983, in Book 783, Page 1504, as Document No. 84347, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

1. APN: 1418-03-802-004  
1418-03-802-005

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	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

**STATE OF NEVADA  
DECLARATION OF VALUE**

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-

4. If Exemption Claimed
- a. Transfer Tax Exemption, per NRS 375.090, Section 5
  - b. Explain Reason for Exemption: 1<sup>st</sup> degree consanguinity - spouses
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 <i>[Signature]</i>	Capacity <u>Grantor</u>
Signature <i>[Signature]</i>	Capacity <u>Grantee</u>
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Elizabeth Roberts Jackson	Print Name: Michael Ryan Jackson AKA Michael R. Jackson
Address: <u>35 Conifer Ln</u>	Address: <u>35 Conifer Ln</u>
City/State/Zip: <u>Hillsborough, CA 94001</u>	City/State/Zip: <u>Hillsborough, CA 94010</u>

**COMPANY REQUESTING RECORDING**

Co. Name: First Centennial Title Company of NV	Escrow # 00228060-001-20
Address: 1450 Ridgeview Drive, Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)