

DOUGLAS COUNTY, NV **2017-907316**  
RPTT:\$0.00 Rec:\$35.00  
\$35.00 Pgs=2 11/27/2017 01:59 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER E05

WHEN RECORDED MAIL TO:  
Jaqueline N. Christensen  
PO Box 2861  
Gardnerville NV 89410

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. 1705052-RLT  
APN 1121-22-000-023  
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Nicholas Townzen, husband of the Grantee

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

Jaqueline N. Christensen, a married woman as her sole and separate property , who acquired title as an unmarried woman 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.

  
\_\_\_\_\_  
Nicholas Townzen

STATE OF NEVADA }  
COUNTY OF DOUGLAS } ss:

This instrument was acknowledged before me on 10/27/17  
by Nicholas Townzen

  
\_\_\_\_\_  
NOTARY PUBLIC

 **RISHELE L. THOMPSON**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 99-54931-5 - Expires April 10, 2019

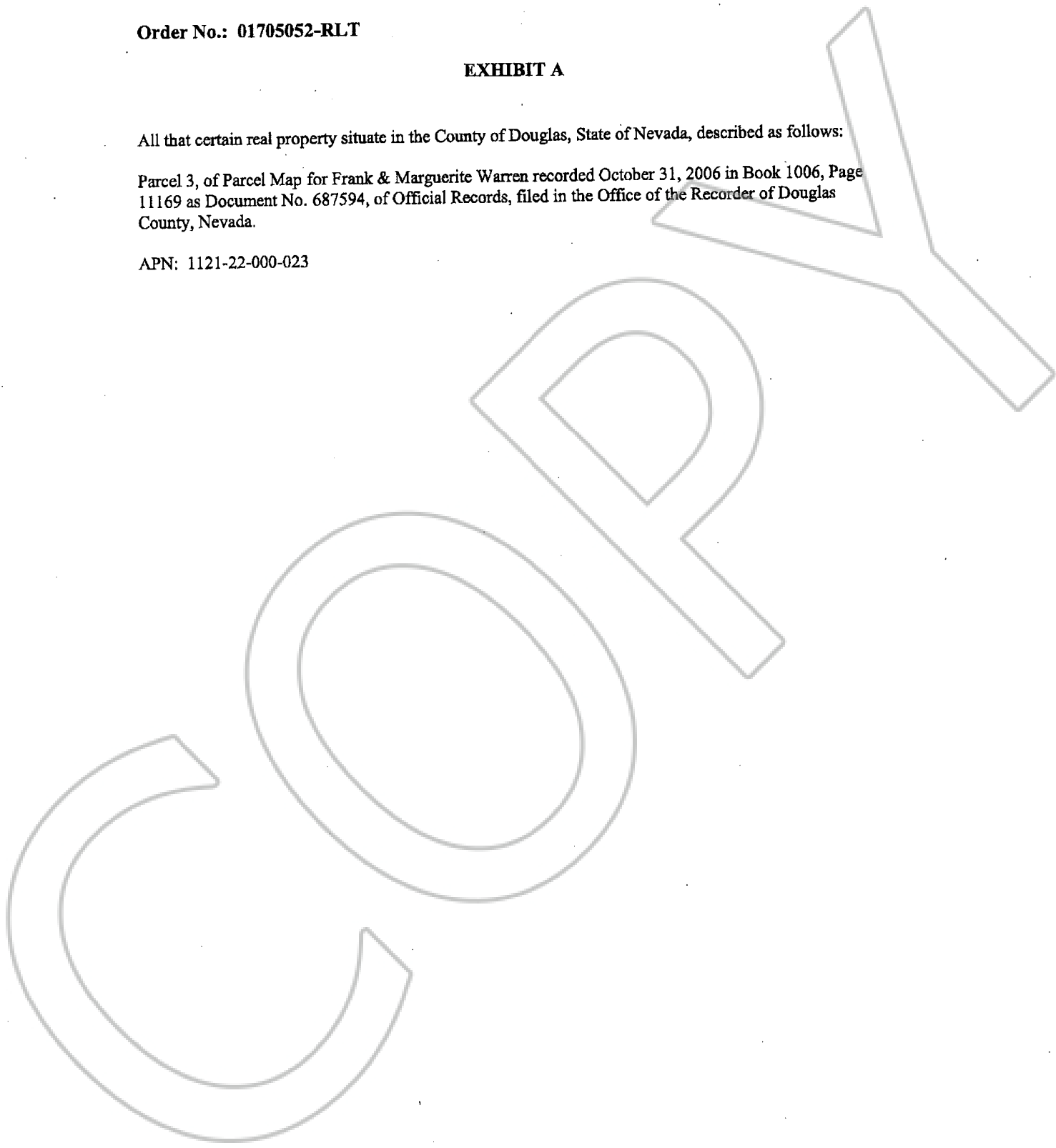
**Order No.: 01705052-RLT**

**EXHIBIT A**

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

Parcel 3, of Parcel Map for Frank & Marguerite Warren recorded October 31, 2006 in Book 1006, Page 11169 as Document No. 687594, of Official Records, filed in the Office of the Recorder of Douglas County, Nevada.

APN: 1121-22-000-023



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1121-22-000-023
- 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) \$ 0  
 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 \_\_\_\_\_ Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Nicholas Townzen  
 Address: PO Box 2861  
 City: Gardnerville  
 State: NV Zip: 89410

Print Name: Jacqueline N. Christensen  
 Address: PO Box 2861  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1705052-RLT  
 Address: 1483 Highway 395 Ste B  
 City: Gardnerville State: Nevada Zip: 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)