

DOUGLAS COUNTY, NV **2017-908632**
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=4 12/29/2017 01:44 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER E05

WHEN RECORDED MAIL TO:
Ronald Goodman
646 Funston Ave
San Francisco, CA 94118

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. 1706048-RLT
APN 1320-32-801-035
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Enid Goodman, wife of the Grantee

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

Ron Goodman, 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.

Enid Goodman
Enid Goodman Grantor

STATE OF CALIFORNIA }
COUNTY OF SAN FRANCISCO } ss:

This instrument was acknowledged before me on DECEMBER 28, 2017
by Enid Goodman

[Signature]
NOTARY PUBLIC



ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco)

On December 28, 2017 before me, Michael Judson, Notary Public
(insert name and title of the officer)

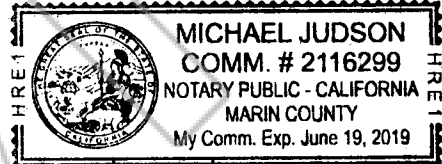
personally appeared Enid Goodman,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature 

(Seal)



Escrow No. 1706048-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

A parcel of land located within a portion of the Southeast one-quarter of Section 32, Township 13 North, Range 20 East, MDM, Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Southeast corner of "Parcel 1" as shown on Record of Survey for William Hussman, Document No. 275307 of the Douglas County Recorder's Office, which bears North $87^{\circ}05'18''$ East, 2,335.08 feet from the South one-quarter of said Section 32;

thence North $01^{\circ}09'53''$ West, along the Easterly line of said "Parcel 1", 150.92 feet to the Southwest corner of "Parcel 2" as shown on said Record of Survey;

thence South $89^{\circ}56'57''$ East, along the Southerly line of said "Parcel 2", 146.70 feet;

thence South $49^{\circ}48'19''$ East, continuing along said Southerly line, 183.10 feet to a point on the Westerly right-of-way of Gilman Avenue;

thence South $44^{\circ}40'32''$ West, along said Westerly right-of-way line, 49.33 feet;

thence South $01^{\circ}37'13''$ East, continuing along said Westerly right-of-way line 18.63 feet;

thence 29.90 feet along a non-tangent curve, to the left, having a radius of 116.77 feet, and a central angle of $14^{\circ}40'15''$ (chord bears North $68^{\circ}00'39''$ West, 29.82 feet);

thence North $75^{\circ}20'47''$ West, 61.90;

thence North $30^{\circ}20'47''$ West, 5.66 feet;

thence North $14^{\circ}39'13''$ East, 20.55 feet;

thence North $75^{\circ}20'47''$ West, 57.49 feet;

thence South $14^{\circ}43'06''$ West, 85.58 feet;

thence South $01^{\circ}48'09''$ East, 36.08 feet to a point on the Northerly line of "Adjusted APN 1320-32-801-024" as shown on the Record of Survey to Support a Boundary Line Adjustment for P.M.B. #1, LLC & Peter M. Beekhof, Jr., Document No. 613573 of the Douglas County Recorder's Office;

thence North $89^{\circ}24'12''$ West, along said Northerly line, 24.93 feet to a point on the Westerly line of "Adjusted APN 1320-32-801-025" as shown on said Record of Survey to Support a Boundary Line Adjustment;

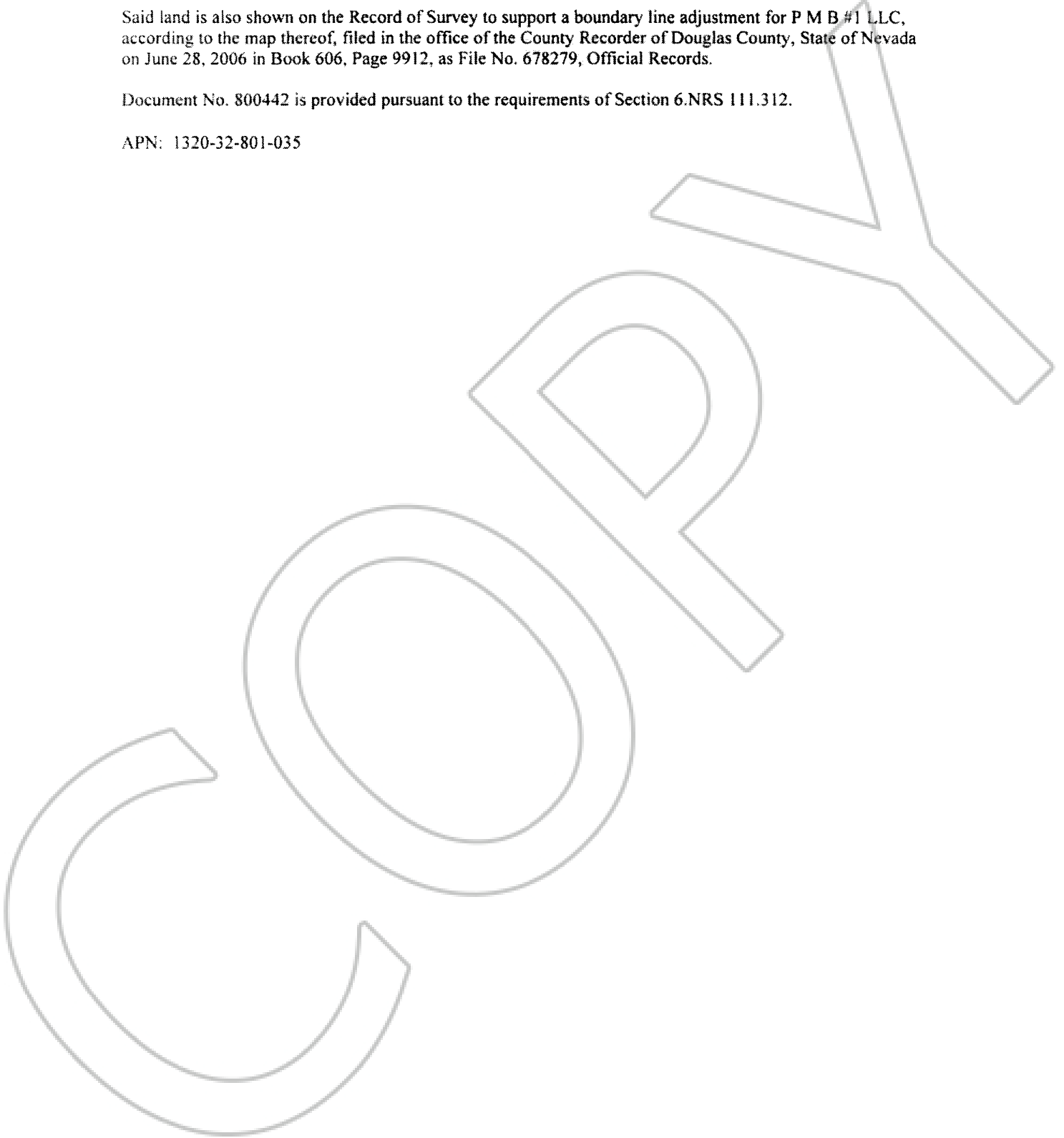
thence North $01^{\circ}30'25''$ West, along said Westerly line, 72.97 feet;

thence North $89^{\circ}25'27''$ West, continuing along said Westerly line, 61.06 feet to the POINT OF BEGINNING.

Said land is also shown on the Record of Survey to support a boundary line adjustment for P M B #1 LLC, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on June 28, 2006 in Book 606, Page 9912, as File No. 678279, Official Records.

Document No. 800442 is provided pursuant to the requirements of Section 6.NRS 111.312.

APN: 1320-32-801-035



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-32-801-035
 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 Ronald A. Goodman Capacity Grantor
 Signature Enid C. Goodman Capacity Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Enid Goodman Print Name: Ronald Goodman
 Address: 646 Funston Ave Address: 646 Funston Ave
 City: San Francisco City: San Francisco
 State: Ca Zip: 94118 State: CA Zip: 94118

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1706048-RLT
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)