

This Instrument Prepared by: **Sandra Wilkins**  
Certified Document Solutions  
17345 Civic Drive, Unit 1961  
Brookfield, WI 53045

**Return To After Recording:**

Michael J. Walker  
1413 James Road  
Gardnerville, NV 89460  
Reference Number: 10053836NV

**Mail Tax Statements To:**

Michael J. Walker  
1413 James Road  
Gardnerville, NV 89460

Parcel ID#: 122022111002

**NRS 375.090 (03)**

**DEED OF GRANT**

This indenture, made this 22nd day of DECEMBER, 2017,  
between **MICHAEL J. WALKER, A MARRIED MAN WHO ACQUIRED TITLE AS AN UNMARRIED MAN**, whose post office address is 1413 James Road, Gardnerville, NV 89460, Grantor(s), and **MICHAEL J. WALKER A MARRIED MAN**, whose post office address is 1413 James Road, Gardnerville, NV 89460, Grantee(s).

Witnesseth, that said Grantor(s), for in consideration of the sum of TEN (\$10.00) DOLLARS, and other good and valuable considerations in hand paid by Grantee(s), the receipt whereof is hereby acknowledged, do(es) hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title, interest, claim and demand which the said Grantor(s) has/have in and to the following described lot, piece or parcel of land, situate, lying and being in Douglas County, Nevada, to-wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"**

Property Address: 1413 James Road, Gardnerville, NV 89460

Being all of the same Property conveyed to Grantor by virtue of a Grant, Bargain and Sale Deed recorded October 9, 2012 among the Official Property Records of Douglas County, Nevada as Instrument 2012810555.

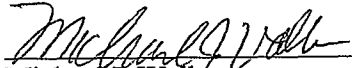
Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and reminders, rents, issues and profits thereof.

To have and to hold the same together with all and singular the appurtenances thereunto

belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or in equity, to the only proper use, benefit and behalf of the said Grantee forever.

Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

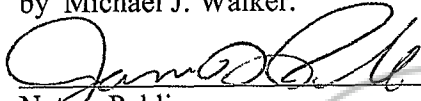
Witness the following signature(s) and seal(s):

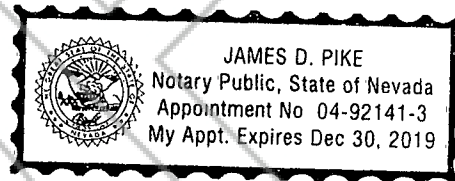
  
Michael J. Walker

STATE OF Nevada }

COUNTY OF Douglas }

This instrument was acknowledged before me on this 22<sup>nd</sup> day of December, 2017  
by Michael J. Walker.

  
Notary Public  
Printed Name: James D. Pike  
My Commission Expires: 12-30-2019

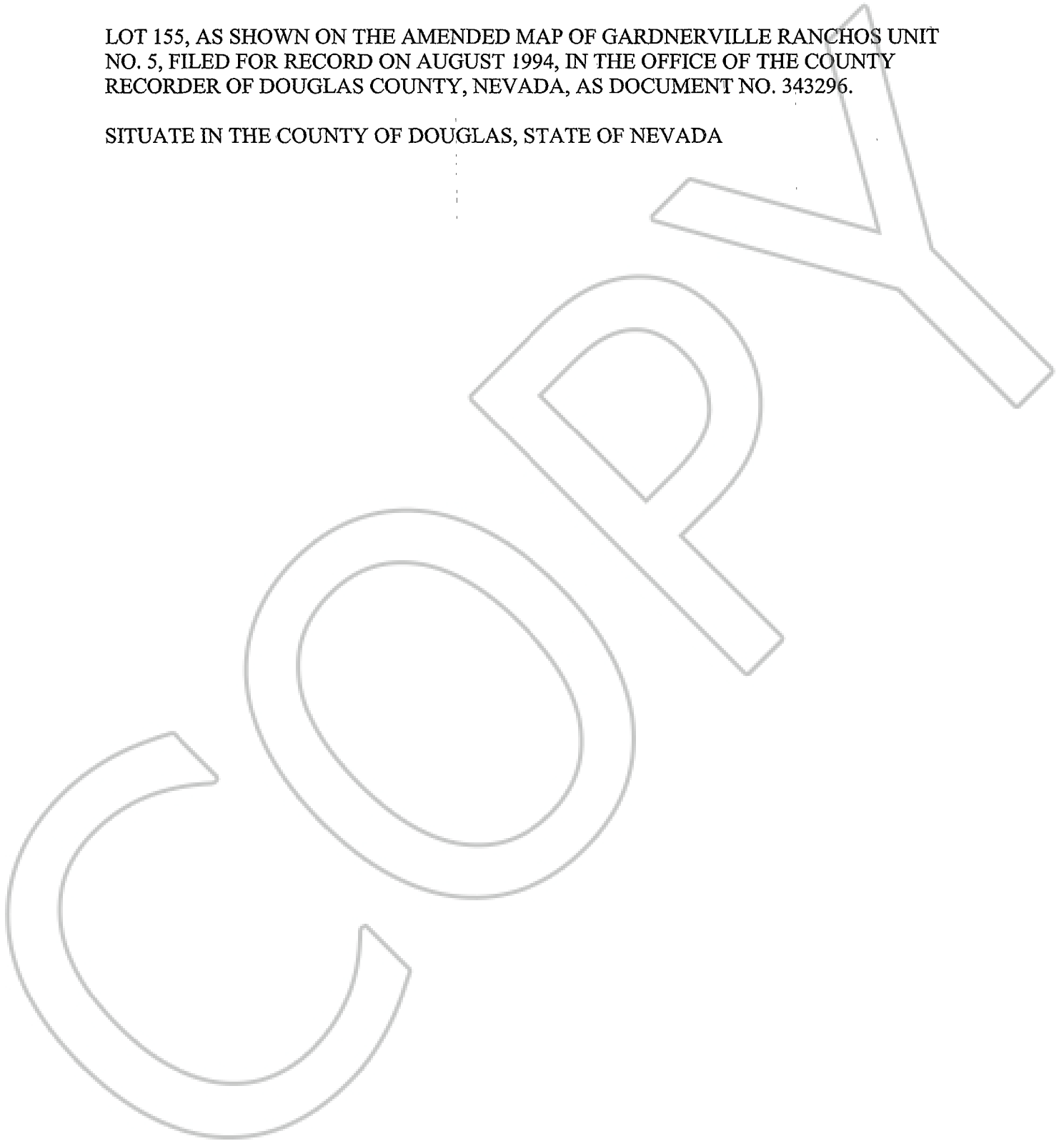


No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

**Exhibit "A"**

LOT 155, AS SHOWN ON THE AMENDED MAP OF GARDNERVILLE RANCHOS UNIT  
NO. 5, FILED FOR RECORD ON AUGUST 1994, IN THE OFFICE OF THE COUNTY  
RECORDER OF DOUGLAS COUNTY, NEVADA, AS DOCUMENT NO. 343296.

SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 122022111002  
 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  
 Other

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a. Total Value/Sales Price of Property      \$ 0.00  
 b. Deed in Lieu of Foreclosure Only (value of property 0.00 )  
 c. Transfer Tax Value:      \$ 0.00  
 d. Real Property Transfer Tax Due      \$ 0.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 03  
 b. Explain Reason for Exemption: UPDATING MARITAL STATUS FROM UNMARRIED TO MARRIED

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 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 *Michael J. Walker* Capacity: Grantor  
 MICHAEL J. WALKER  
 Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: MICHAEL J. WALKER  
 Address: 1413 James Rd  
 City: Gardnerville  
 State: NV      Zip: 89460

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: MICHAEL J. WALKER  
 Address: 1413 JAMES ROAD  
 City: Gardnerville  
 State: NV      Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: JANNA LEE      Escrow # 5941202/10053836NV  
 Address: 25500 Commercentre Drive, Suite 150  
 City: Lake Forest,      State: CA      Zip: 92630