

DOUGLAS COUNTY, NV

2018-910126

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=2

02/06/2018 04:00 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E03

APN: 1220-17-101-009

Escrow No. 00233652 - 001 - 20

RPTT 0.00

When Recorded Return to:

Corey Y. Kerness

1315 Bandtail Drive

Carson City, NV 89701

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: That

Corey Y. Kerness and Kathy Jennings, husband and wife as tenants in common

In consideration of \$10.00, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Corey Y. Kerness, an unmarried man and Kathy Jennings, an unmarried woman, as tenants in common

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 1st day of Feb, 2018


[Signature]
Corey Y. Kerness

[Signature]
Kathy Jennings

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on 2-1-18,
By Corey Y. Kerness and Kathy Jennings.

[Signature]
NOTARY PUBLIC

 **CANDICE D. ELLIS**
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 96-3747-2 - Expires June 26, 2020

SPACE BELOW FOR RECORDER

Exhibit A

All that portion of the West ½ of the Northwest ¼ of Section 17, Township 12 North, Range 20 East, M.D.B. & M., more particularly described as follows:

Parcel 1:

Being all of Parcel 2, as shown on that certain Parcel Map recorded August 10, 1977 in Book 877, of Official Records, at page 554, as Document No. 11825, Douglas County, Nevada.

Parcel 2:

A Non-Exclusive Easement for road and public utility purposes over a strip of land 60 feet in width as described in that Deed to William Gookin, etux, recorded August 15, 1977 in Book 877, of Official Records, at page 754, Douglas County, Nevada.

Parcel 3:

A Non-Exclusive Easement for public road over a strip of land 50 feet in width as delineated on the filed Parcel Map recorded in Book 877, of Official Records, at page 554, Douglas County, Nevada.

The above legal description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 29, 2016, as Document No. 2016-888368, Official Records.

SPACE BELOW FOR RECORDER

1. APN: 1220-17-101-009

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	
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: \$ 0.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 3
- b. Explain Reason for Exemption: Previously Married now unmarried no 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 <u>Agent</u>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <u>Corey Y. Kerness and Kathy Jennings</u>	Print Name: <u>Corey Y. Kerness and Kathy Jennings</u>
Address: <u>1315 Bandtail Drive</u>	Address: <u>1315 Bandtail Drive</u>
City/State/Zip: <u>Carson City NV 89701</u>	City/State/Zip: <u>Carson City NV 89701</u>

COMPANY REQUESTING RECORDING

Co. Name: <u>First Centennial Title Company of NV</u>	Escrow # <u>00233652-001-20</u>
Address: <u>1450 Ridgeview Dr., Ste. 100 Reno, NV 89519</u>	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)