

DOUGLAS COUNTY, NV **2018-911948**
RPTT:\$858.00 Rec:\$35.00
\$893.00 Pgs=2 **03/23/2018 12:00 PM**
TICOR TITLE - RENO (LAKESIDE)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Craig Hodges
407 Whitney Way
Morgan Hill, CA 95037

MAIL TAX STATEMENTS TO:
Craig Hodges

SAME AS ABOVE

Escrow No. 1800983-SL

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)

APN No.: 1320-36-002-048
R.P.T.T. \$ 858.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That John W. Duffy as Trustee of the Bypass Trust Under the Duffy 2010 Living Trust dated December 15, 2010

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Craig Hodges and Maria Hodges, husband and wife as community property with right of survivorship

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.

John W. Duffy as Trustee of the Bypass Trust Under the Duffy 2010 Living Trust dated December 15, 2010


John W. Duffy, trustee
John W. Duffy, Trustee

STATE OF CALIFORNIA
COUNTY OF SANTA CLARA

} ss:

This instrument was acknowledged before me on, 12 March 2018
by John W. Duffy

Kelly S. Yilmaz
NOTARY PUBLIC

 **KELLY S. YILMAZ**
Commission # 2101923
Notary Public - California
Santa Clara County
My Comm. Expires Mar 29, 2019

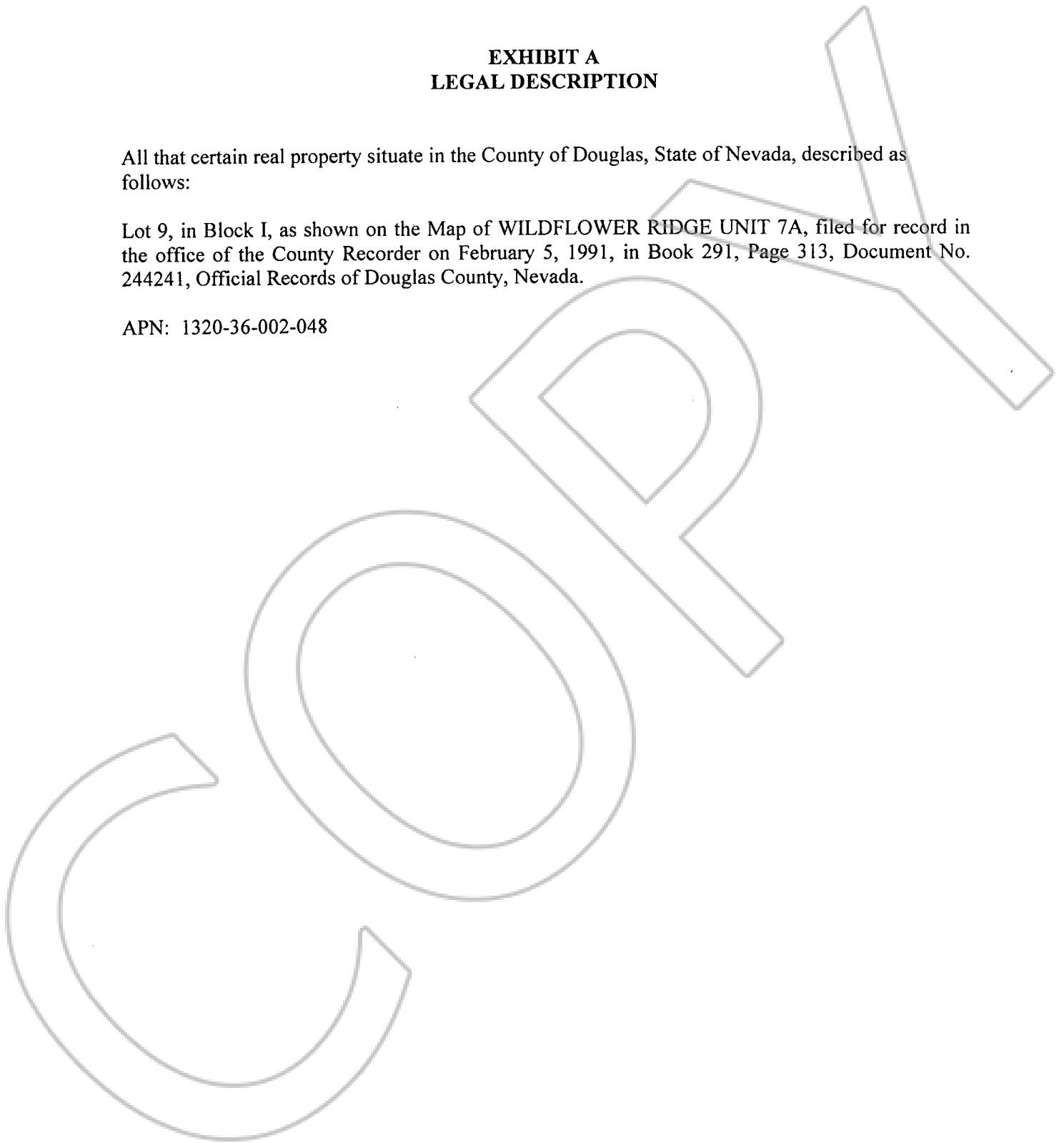
Escrow No. 1800983-SL

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 9, in Block I, as shown on the Map of WILDFLOWER RIDGE UNIT 7A, filed for record in the office of the County Recorder on February 5, 1991, in Book 291, Page 313, Document No. 244241, Official Records of Douglas County, Nevada.

APN: 1320-36-002-048



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 a) 1320-36-002-048
 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
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. Total Value/Sales Price of Property: \$220,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value \$220,000.00
 Real Property Transfer Tax Due: \$ 858.00

4. If Exemption Claimed
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 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 John W. Duffy Capacity SELLER/Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>John W. Duffy as Trustee of the Bypass Trust Under the Duffy 2010 Living Trust dated December 15, 2010</u>	Print Name: <u>Craig Hodges, et al.</u>
Address: <u>1695 Wickham Rd. SAN JOSE, CA. 95132</u> City, State, Zip	Address: <u>407 Whitney Way Morgan Hill, CA 95037</u> City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow #: 1800983-SL
 Address: 3655 Lakeside Drive
 City, State, Zip: Reno, NV 89509