

DOUGLAS COUNTY, NV

2018-917373

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=2

07/30/2018 09:45 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

E03

A.P.N.: 1420-35-201-014
File No: 9015-2546703 (DMJ)
R.P.T.T.: \$Exempt 3.

When Recorded Mail To: Mail Tax Statements To:
Timothy Todd Johnson and Shelly E. Johnson
1649 Chowbuck Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Timothy Todd Johnson and Shelly E. Johnson, husband and wife, as joint tenants who acquired title as Timothy Todd Johnson and Shelly E. Hansen

do(es) hereby *GRANT, BARGAIN and SELL* to

Timothy Todd Johnson and Shelly E. Johnson, husband and wife, as joint tenants

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

ALL THAT CERTAIN PIECE OR PARCEL OF LAND SITUATE IN THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 SECTION 35, TOWNSHIP 14 NORTH, RANGE 20 EAST, M.D.B.& M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 0°00'42" EAST ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 203.56 FEET; THENCE NORTH 89°58'36" WEST AND PARALLEL TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 427.99 FEET TO POINT ON THE EAST LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED BY DEED RECORDED IN BOOK 22, PAGE 359, OFFICIAL RECORDS, DOUGLAS COUNTY, NEVADA; THENCE NORTH 0°01'21" WEST AND ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 203.56 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35; THENCE SOUTH 89°58'36" EAST AND ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35, A DISTANCE OF 428.03 FEET TO THE POINT OF BEGINNING.


NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED SEPTEMBER 13, 2017, AS INSTRUMENT NO. 903971.

Subject to


1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 07/03/2018



 Timothy Todd Johnson

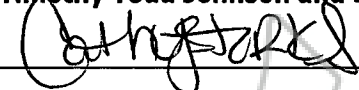


 Shelly E. Johnson

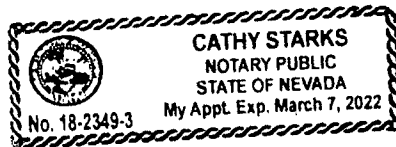
STATE OF **NEVADA**)
) :SS.
 COUNTY OF ~~CLARK~~)
 Carson City

This instrument was acknowledged before me on this:
24 day of July 2018,

By: **Timothy Todd Johnson and Shelly E. Johnson**



 Notary Public
 (My commission expires: 3/7/2022)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-35-201-014
- 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	
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) (\$ _____)
- c) Transfer Tax Value: \$0.00
- d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 03
- b. Explain reason for exemption: Reflect True Status - party is taking married name

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: _____ Capacity: Agent
Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Timothy Todd Johnson and Shelly E. Johnson
Address: 1649 Chowbuck Dr.
City: Minden
State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Timothy Todd Johnson and Shelly E. Johnson
Address: 1649 Chowbuck Dr.
City: Minden
State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: First American Title Insurance Company File Number: 9015-2546703 DMJ/ CJ
Address: 2500 Paseo Verde Pkwy, Ste. 120
City: Henderson State: NV Zip: 89074

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)