

DOUGLAS COUNTY, NV

2018-921655

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=2

10/31/2018 01:27 PM

TICOR TITLE CARSON CITY- 307 WEST WINNIE

KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO:

James D. Hedges
PO Box 790
250 German School Rd
St. George, Ontario
Canada
N0E 1N0

**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. 1804838-DC1
APN 1318-23-310-006
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Nancy Louise Sanger, spouse of the grantee herein

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James D. Hedges, a married man as his sole and separate property

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

Lot 47, Block B, as shown on the Official Amended Map of Lake Village Unit No. 1, recorded in the office of the County Recorder of Douglas County, State of Nevada, on June 29, 1970, in Book 1 of Maps as Document No. 48573, Official Records of Douglas County, Nevada

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.

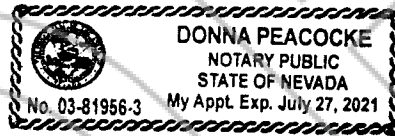
Nancy Louise Sanger
Nancy Louise Sanger

STATE OF NEVADA
COUNTY OF CARSON CITY

} SS:

This instrument was acknowledged before me on 10-30-18
by Nancy Louise Sanger

Donna Peacocke
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1318-23-310-006
- 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: 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 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 Nancy Louise Sanger Capacity Grantor
 Signature James D. Hedges Capacity GRANTEE

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nancy Louise Sanger
 Address: PO Box 790 250 German School Rd
 City: St. George, Ontario
 State: Canada Zip: N0E 1N0

Print Name: James D. Hedges
 Address: PO Box 790 250 German School Rd
 City: St. George, Ontario
 State: Canada Zip: N0E 1N0

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1804838-DC1
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)