

DOUGLAS COUNTY, NV

2018-922367

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

11/16/2018 04:06 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E05

APN: 1319-10-211-014

RPTT: \$-0-

Escrow No. 00237530 - 001 - 20

When Recorded Return to:

Karolyn M. Hughes gannon

2271 Pioneer Trail

Genoa, NV 89411

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Karolyn M. Hughes Gannon, spouse of the grantee, do(es) hereby Grant, Bargain Sell and convey to Wesley M. Gannon, a married man as his sole and separate property all that real property situate in the County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

It is the intent of Grantor herein to divest herself of any right, title and interest in and to the above described real property including any community property interest.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

DATE: November 9, 2018

SPACE BELOW FOR RECORDER

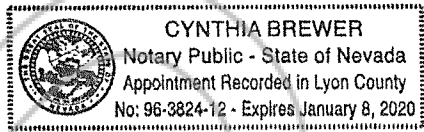
Karolyn M. Hughes Gannon

Karolyn M. Hughes gannon

STATE OF NEVADA
COUNTY OF Carson City

This instrument was acknowledged before me on November 16, 2018
by Karolyn M. Hughes Gannon _____

Cynthia Brewer
NOTARY PUBLIC



COOPER

Exhibit A

A parcel of land located within a portion of Section 10, Township 13 North, Range 19 East, M.D.M., Douglas County, Nevada, being more particularly described as follows:

Beginning at the Northwest corner of this parcel being a point on the Easterly right of way line of Pioneer Trail which bears South $31^{\circ}00'34''$ East, 2,301.02 feet from the Northwest corner of Section 10; thence North $88^{\circ}14'10''$ East, 328.37 feet to a $\frac{1}{2}$ " rebar; thence along the property line between Lots 18 and 19, as shown on the final Map of Unit Two, Pioneer Trail Ranch Subdivision, Document No. 57534, South $00^{\circ}24'17''$ West 336.75 feet to a point on the Northerly right of way line School House Drive; thence along said Northerly right of way line 240.22 feet along a curve to the left having a central angle of $06^{\circ}47'48''$ and a radius of 2,025.00 feet (chord bears South $86^{\circ}48'56''$ West 240.08 feet); thence continuing along said Northerly right of way line south $83^{\circ}28'30''$ West 90.89 feet; thence 46.88 feet along a curve to the right having a central angle of $107^{\circ}26'44''$ and a radius of 25.00 feet (chord bears North $42^{\circ}48'08''$ West, 40.31 feet) to a point on the Easterly right of way line of Pioneer Trail; thence along said Easterly right of way line 185.83 feet along a curve to the left having a central angle of $07^{\circ}26'44''$ and a radius of 1,430.00 feet (chord bears North $07^{\circ}11'52''$ East, 185.70 feet) to a $\frac{5}{8}$ " rebar; thence continuing along said Easterly right of way line North $03^{\circ}28'30''$ West, 136.74 feet to a Point of Beginning.

The above metes and bounds description previously appeared in document recorded December 28, 2011 in Book 1211, Page 6210, as Document No. 794993, Official Records of Douglas County, Nevada.

1. APN: 1319-10-211-014

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'/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-

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 5
- b. Explain Reason for Exemption: 1st degree consanguinity or affinity - spouses

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 <i>[Signature]</i>	Capacity <u>Grantor</u>
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Karolyn M. Hughes Gannon	Print Name: Wesley M. Gannon
Address: 2271 Pioneer Trail	Address: 2271 Pioneer Trail
City/State/Zip: Genoa, NV 89411	City/State/Zip: Genoa, NV 89411

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00237530-001-20
Address: 1450 Ridgeview Dr., Ste. 100 Reno, NV 89519	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)