

DOUGLAS COUNTY, NV **2018-922550**  
RPTT:\$1696.50 Rec:\$35.00  
\$1,731.50 Pgs=3 11/21/2018 11:32 AM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Emeline Keeney  
1451 Harvest Avenue  
Gardnerville, NV 89410

MAIL TAX STATEMENTS TO:  
Emeline Keeney

*same as above*

Escrow No. 1805243-RLT

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.: 1320-33-817-004

R.P.T.T. \$1,696.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Chase Spencer and Titian Anning, Husband and Wife, as Joint Tenants with Right of Survivorship

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Emeline Keeney , a married woman as her sole and separate proeprty

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.

*Titian*

Titian Anning

*Chase*

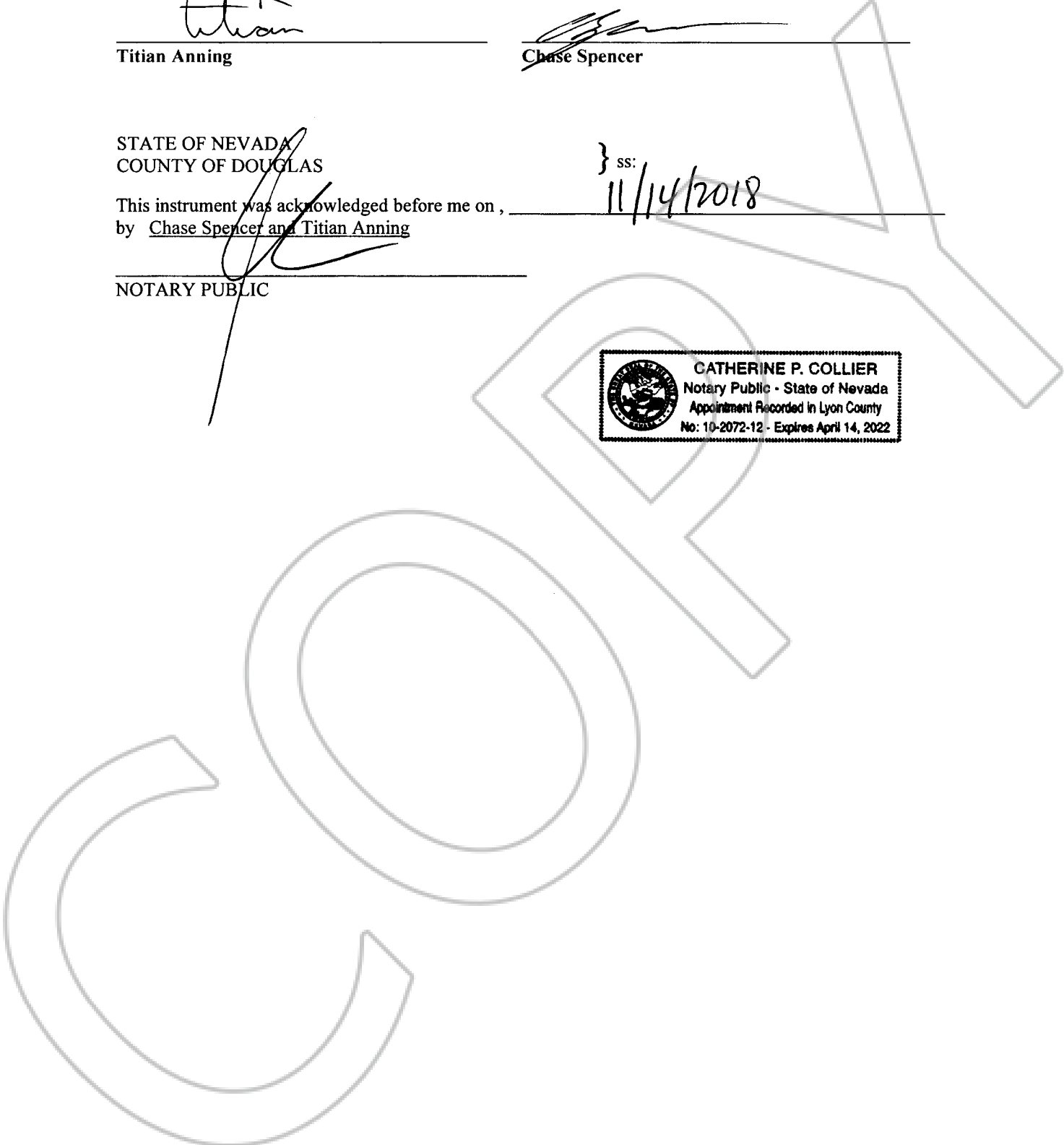
Chase Spencer

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss: 11/14/2018

This instrument was acknowledged before me on ,  
by Chase Spencer and Titian Anning

NOTARY PUBLIC



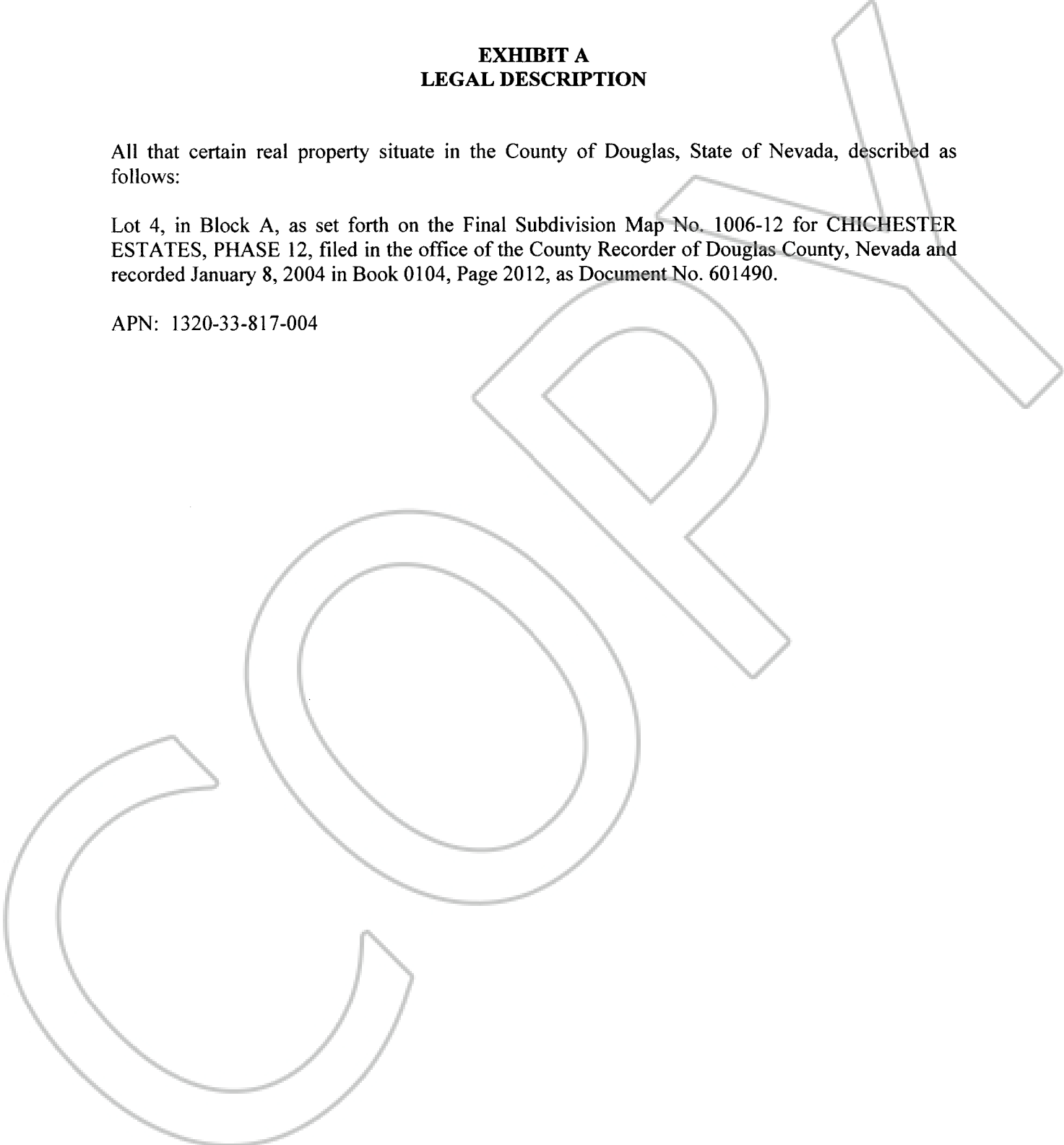
Escrow No. 1805243-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 4, in Block A, as set forth on the Final Subdivision Map No. 1006-12 for CHICHESTER ESTATES, PHASE 12, filed in the office of the County Recorder of Douglas County, Nevada and recorded January 8, 2004 in Book 0104, Page 2012, as Document No. 601490.

APN: 1320-33-817-004



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-33-817-004  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 435,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 435,000.00  
 d. Real Property Transfer Tax Due: \$ 1,696.50

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 \_\_\_\_\_ Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Titian Anning + Chase Spencer  
 Address: 1509 Walker Rd  
 City: S. Lake Tahoe  
 State: CA Zip: 96150

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Emeline Keeney  
 Address: 1451 Harvest Ave  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01805243-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED