

DOUGLAS COUNTY, NV **2019-927386**
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=3 04/02/2019 01:06 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER E05

WHEN RECORDED MAIL TO:
Christopher Learned
3228 Highland Way
Gardnerville, NV 89410

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. 1900614-RLT
APN 1022-19-001-004
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Karin Learned, wife of the grantee

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Christopher J. Learned, a married man as his sole and separate property.

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.

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.

Karin Learned
Karin Learned

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on _____,
by Karin Learned

NOTARY PUBLIC

Please see attached CA Acknowledgment

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Calaveras)
County of Amador)

R. Gulart-Susoeff, Notary Public

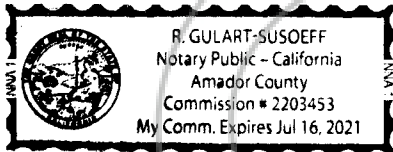
On March 31, 2019 before me, _____,
Date Here Insert Name and Title of the Officer

personally appeared Karin Learned
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature R. Gulart-Susoeff
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant, Bargain, Sale Deed

Document Date: NOT DATED Number of Pages: 2 including this

Signer(s) Other Than Named Above: NONE attached acknowledgment

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Signer's Name: _____

- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer Is Representing: _____

Escrow No. 1900614-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 28, Block A, as shown on the Map of HOLBROOK HIGHLANDS, filed in the Office of the County Recorder of Douglas County, Nevada, on March 22, 1978, as Document No. 18825.

APN: 1022-19-001-004



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1022-19-001-004
- 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 _____

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: _____ %

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 Karin Learned Capacity Seller

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Karin Learned
 Address: P.O. Box 3095
 City: Arnold, NV
 State: NV Zip: 95233

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Christopher J. Learned
 Address: 328 Highland Way
 City: Jubileeville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1900614-RLT
 Address: 1483 Highway 395 #B
 City: Gardnerville State: Nevada Zip: 89410

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)