

DOUGLAS COUNTY, NV  
RPTT:\$0.00 Rec:\$35.00  
\$35.00 Pgs=2  
TICOR TITLE - RENO (MAIN)  
KAREN ELLISON, RECORDER  
2019-928887  
05/10/2019 12:18 PM  
E05

WHEN RECORDED MAIL TO:  
Billy Scott Winchester  
2979 Vicky Lane  
Minden, NV 89423

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. 1901812-DPR  
APN 1420-28-510-053  
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Roxanna Winchester, spouse of the grantee herein

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

Billy Scott Winchester, 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.

Roxanna Winchester  
Roxanna Winchester

STATE OF NEVADA }  
COUNTY OF DOUGLAS washoe } ss:

This instrument was acknowledged before me on April 29, 2019,  
by Roxanna Winchester

Dawn Calhoun  
NOTARY PUBLIC

 **DAWN CALHOUN**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 84-0257-2 - Expires October 2, 2021

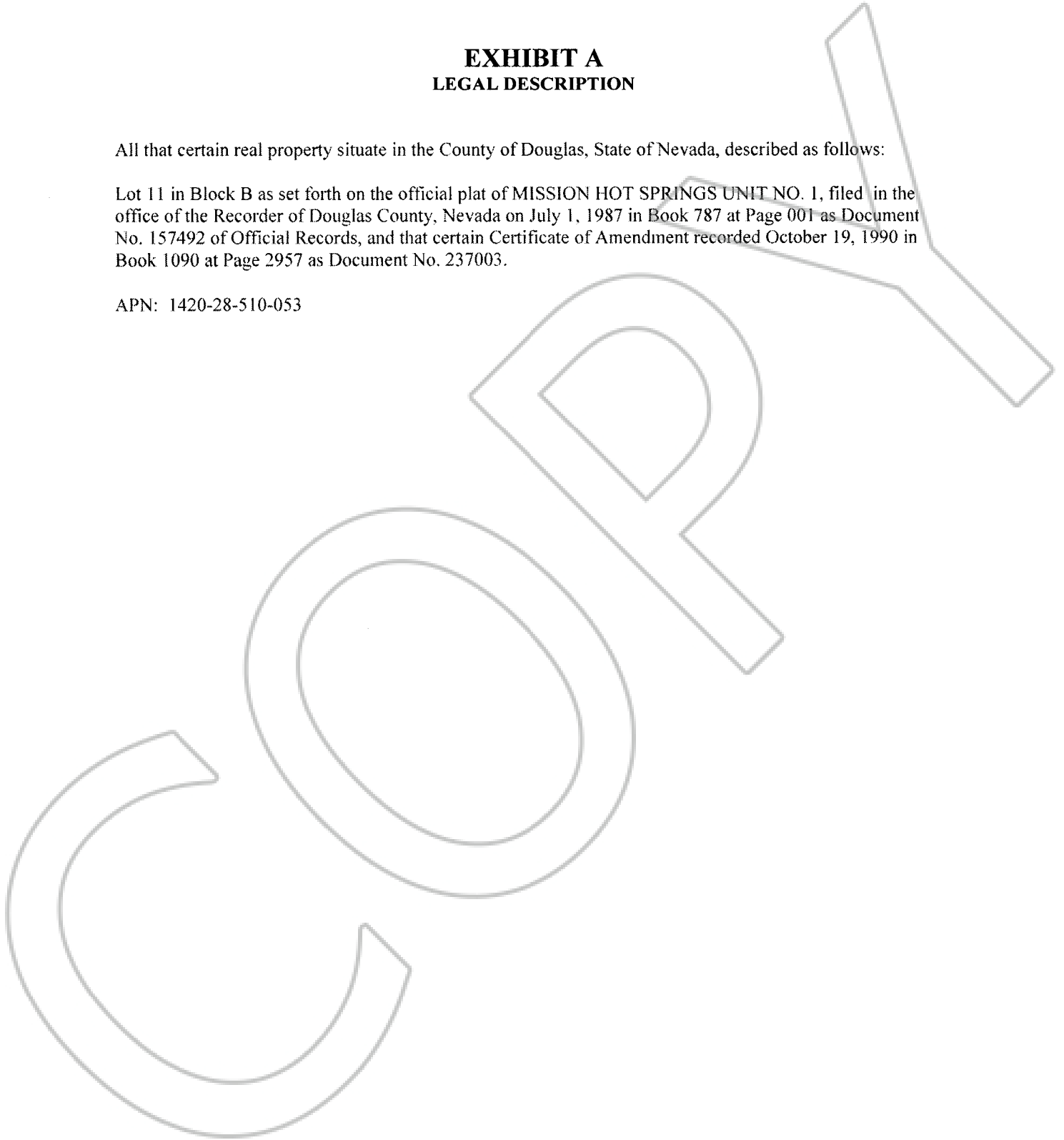
Escrow No. 1901812-DPR

**EXHIBIT A**  
**LEGAL DESCRIPTION**

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

Lot 11 in Block B as set forth on the official plat of MISSION HOT SPRINGS UNIT NO. 1, filed in the office of the Recorder of Douglas County, Nevada on July 1, 1987 in Book 787 at Page 001 as Document No. 157492 of Official Records, and that certain Certificate of Amendment recorded October 19, 1990 in Book 1090 at Page 2957 as Document No. 237003.

APN: 1420-28-510-053



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-28-510-053
- 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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature [Signature] Capacity [Signature]

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Roxanna Winchester  
 Address: 2979 Vicky Lane  
 City: Minden  
 State: NV Zip: 89423

Print Name: Billy S Winchester  
 Address: 2979 Vicky Lane  
 City: Minden  
 State: NV Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING**

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1901812-DPR  
 Address: 5441 Kietzke Lane, #100  
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)