

APN# : 1220-13-801-052

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 104586-WLD

When Recorded Mail To:

Aaron M. Grove

18171 Glen Lakes Ct.

Reno, NV 89508

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature

Wendy Danbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED


THIS INDENTURE WITNESSETH: That Heather Grove, spouse of the grantee herein, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Aaron M. Grove, a married man as his sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

See Exhibit "A" attached hereto and made a part hereof

TOGETHER with all and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 05/22/2019



Heather Grove

STATE OF Nevada _____

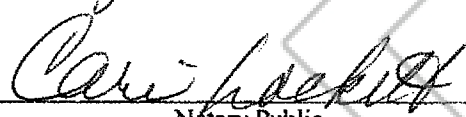
COUNTY OF Washoe _____

This instrument was acknowledged before me on

May 24, 2019

by Heather Grove.

} ss



Notary Public

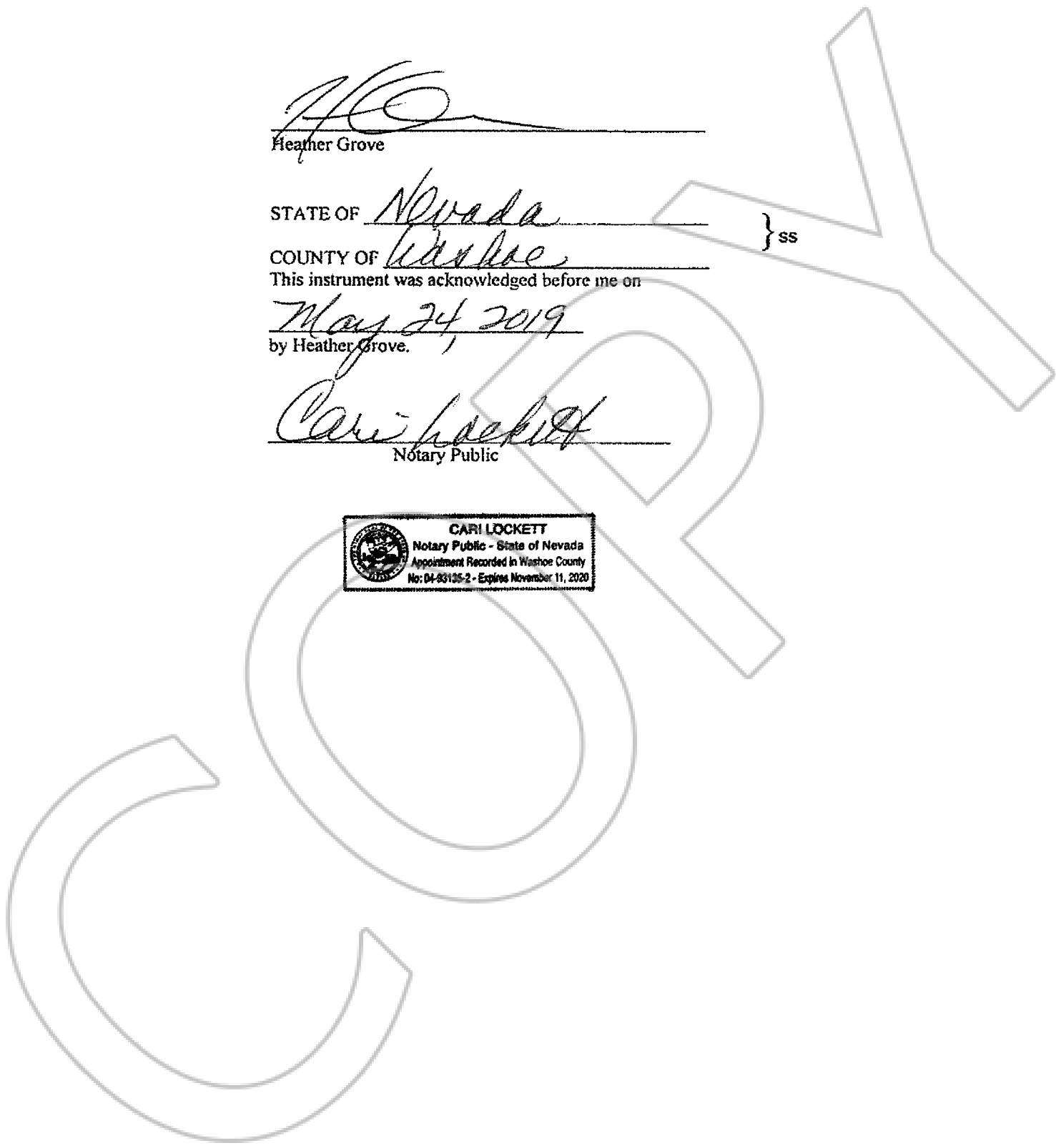
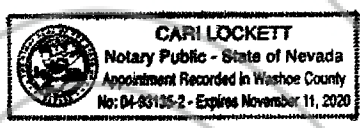


EXHIBIT "A"

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

A parcel of land located within the South 1/2 of the Southeast 1/4 of Section 13, Township 12 North, Range 20 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

Parcel 1-A as set forth on Parcel Map LDA 02-052 for Rory D. and Janice L. Sedgwick, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on November 13, 2002 in Book 1102, Page 5042, as Document No. 557667, Official Records and that certain Certificate of Amendment recorded on February 21, 2003 in Book 0203, Page 8641, Document No. 567756, Official Records.

**Assessor's Parcel Number(s):
1220-13-801-052**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-13-801-052

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: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) ()
 Transfer Tax Value: \$0.00
 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: Spousal Deed with no 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 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 Grantor
 Signature _____ Capacity GRANTOR

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

Print Name: Heather Grove
 Name: Heather Grove
 Address: 18171 Glen Lakes Ct.
 City: Reno
 State: NV Zip: 89508

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Aaron M. Grove
 Address: 18171 GLEN LAKES COURT
 City: RENO
 State: NV Zip: 89508

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410

Esc. #: 104586-WLD

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)