

DOUGLAS COUNTY, NV

2019-930480

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

06/17/2019 01:39 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E03

APN: 1320-33-401-020

Escrow No. 00243313 - 004 - 12

RPTT 0.00

When Recorded Return to:

Timothy J Galbraith

1421 Douglas Ave

Gardnerville, NV 89410

Mail Tax Statements to:

Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,

Carol Galbraith and Timothy Galbraith, wife and husband as joint tenants with right of survivorship

do(es) hereby Grant, Bargain, Sell and Convey to

Timothy J Galbraith and Carol M. Galbraith, Husband and Wife, as Joint Tenants with Right of Survivorship

all that real property situate in the City of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

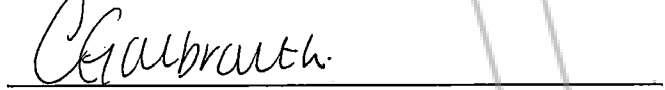
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

SPACE BELOW FOR RECORDER

Witness my/our hand(s) this 11 day of June, 2019



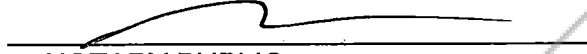
Timothy J. Galbraith



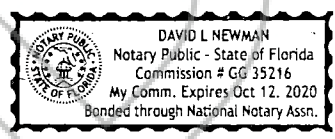
Carol M. Galbraith

STATE OF FLORIDA
COUNTY OF Polk

This instrument was acknowledged before me on 11 June, 2019,
by Timothy J. Galbraith



NOTARY PUBLIC

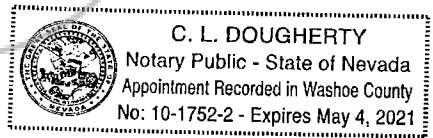


STATE OF NEVADA
COUNTY OF WASHOE

This instrument was acknowledged before me on June 10, 2019,
by Carol M. Galbraith



NOTARY PUBLIC



SPACE BELOW FOR RECORDER

Exhibit A

A parcel of land situated in and being a portion of Section 33, Township 13 North, Range 20 East, lying in the Town of Gardnerville, County of Douglas, State of Nevada.

Beginning at a point on the Northwest side of School Street (Gilman Avenue), a distance of 291 feet from the corner of School Street and Main Street (U.S. Highway 395); thence at right angles in a Northwesterly direction, a distance of 100.00 feet to a point; said point being the Southeast corner of the parcel of land conveyed to Anna Atcheson, a widow, in Deed recorded May 16, 1956, in Book C-1 of Deeds, Page 57, Douglas County, Nevada Records; thence at right angles in a Southwesterly direction, a distance of 100 feet to the Northeast line of Douglas Avenue; thence at right angles in a Southeasterly direction, along the Northeasterly line of said Douglas Avenue, a distance of 100 feet; thence at right angles in a Northeasterly direction, a distance of 100 feet, to the point of beginning.

NOTE: The above legal description appeared previously in Grant, Bargain and Sale Deed recorded December 14, 2018, as Document No. 2018-923599, Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

1. APN: 1320-33-401-020

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	
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: \$ 0.00

4. If Exemption Claimed

a. Transfer Tax Exemption, per NRS 375.090, Section 3

b. Explain Reason for Exemption: Updating Vesting adding middle initials to name

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 <i>Escrow Assistant</i>
Signature <i>[Signature]</i>	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: <i>Timothy J Galbraith and Carol M Galbraith</i>	Print Name: <i>Timothy J Galbraith and Carol M Galbraith</i>
Address: 1421 Douglas Avenue	Address: 1421 Douglas Avenue
City/State/Zip: Gardnerville, NV 89410	City/State/Zip: Gardnerville, NV 89410

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00243313-004
Address: 3700 Lakeside Dr. Suite 110 Reno, NV 89509	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)