

DOUGLAS COUNTY, NV

2019-931092

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=3

06/28/2019 10:46 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

E05

A.P.N.: 1419-26-414-014  
File No: 125-2538488 (JP)  
R.P.T.T.: \$0.00

When Recorded Mail To: Mail Tax Statements To:  
Chris Hoover  
12910 Llagas Avenue  
San Martin, CA 95046

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Shawna Pacheco, spouse of the grantee herein

do(es) hereby *GRANT, BARGAIN and SELL* to

Chris Hoover, a married man as his sole and separate property

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

LOT 48 IN BLOCK F, AS SHOWN ON THE FINAL SUBDIVISION MAP, PLANNED UNIT DEVELOPMENT PD 05-001, MONTANA, PHASE 2C, 2D AND 2E, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER, STATE OF NEVADA, ON DECEMBER 17, 2007, IN BOOK 1207, PAGE 3697, AS DOCUMENT NO. 714941, OFFICIAL RECORDS.

Subject to

*THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Shawna Pacheco MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Chris Hoover.*

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 06/25/2019

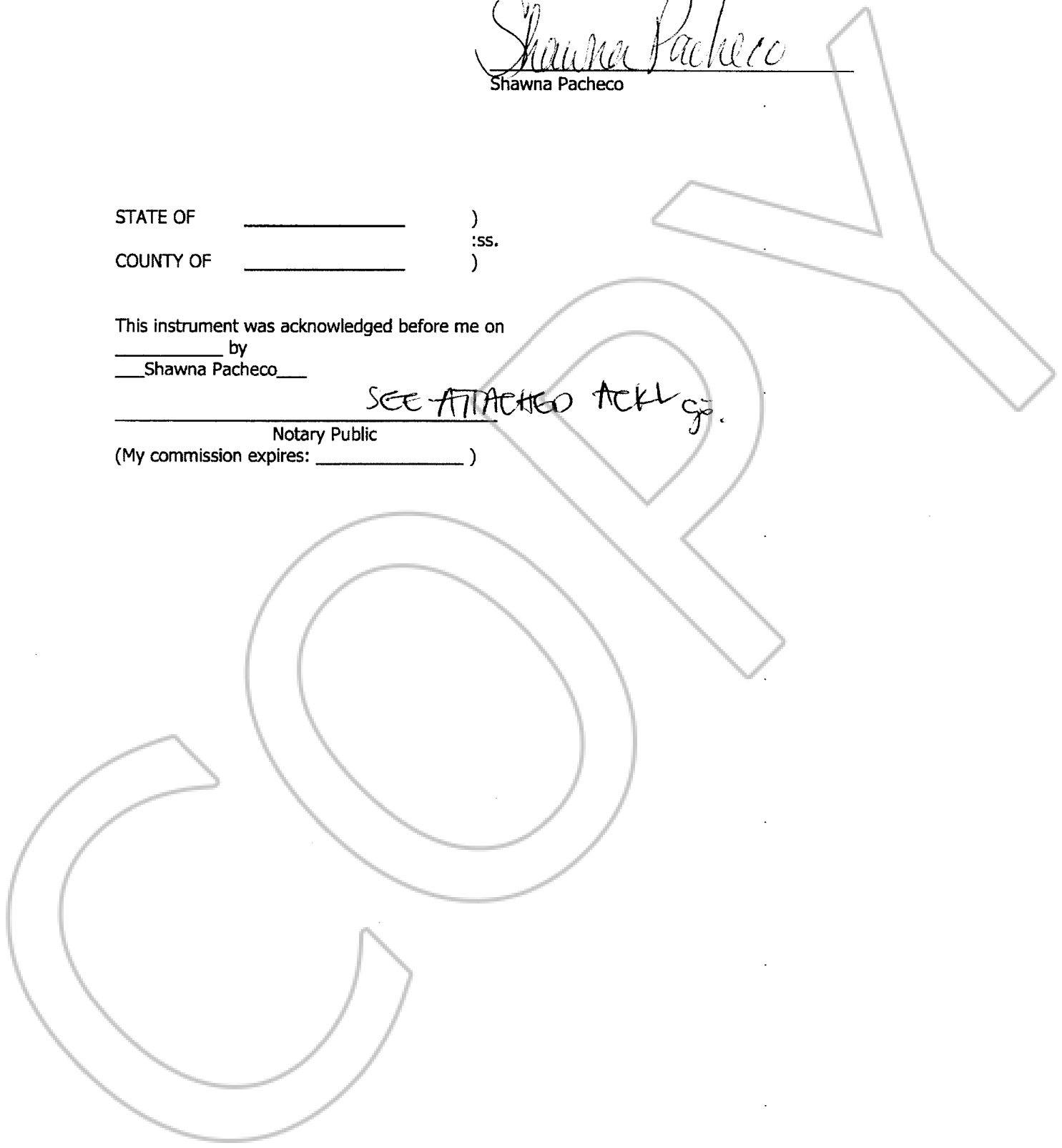
Shawna Pacheco  
Shawna Pacheco

STATE OF \_\_\_\_\_ )  
  ) :ss.  
COUNTY OF \_\_\_\_\_ )

This instrument was acknowledged before me on  
\_\_\_\_\_ by  
Shawna Pacheco

\_\_\_\_\_ )  
Notary Public  
(My commission expires: \_\_\_\_\_)

SEE ATTACHED ACKL gr.



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

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 )SS  
COUNTY OF Santa Clara )

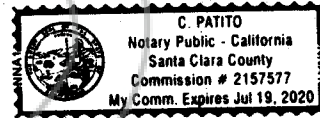
On 6/25/2019 before me, C. PATITO, Notary Public, personally appeared SHAWNA PACHECO

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 [Handwritten Signature]



This area for official notarial seal.

**OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT  
CAPACITY CLAIMED BY SIGNER**

Though statute does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the documents.

- INDIVIDUAL
- CORPORATE OFFICER(S) TITLE(S)
- PARTNER(S)  LIMITED  GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER

SIGNER IS REPRESENTING:

SHAWNA PACHECO

Name of Person or Entity

Name of Person or Entity

**OPTIONAL SECTION - NOT PART OF NOTARY ACKNOWLEDGEMENT**

Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

**THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW**

TITLE OR TYPE OF DOCUMENT: GRANT, BARGAIN & SALE DEED

NUMBER OF PAGES \_\_\_\_\_ DATE OF DOCUMENT 06/25/2019

SIGNER(S) OTHER THAN NAMED ABOVE N/A

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-26-414-014
- 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</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$ 0
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$ 0
- d) Real Property Transfer Tax Due \$ 0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: Spouse to Spouse

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: LS Capacity: EA

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Shawna Pacheco Print Name: Chris Hoover  
Address: 12910 Llagas Ave Address: 12910 Llagas Avenue  
City: San Martin City: San Martin  
State: CA Zip: 95046 State: CA Zip: 95046

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Print Name: Company File Number: 125-2538488 JP/ Is  
Address: 4860 Vista Blvd, Suite 200  
City: Sparks State: NV Zip: 89436

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