

APN# : 1220-02-001-011

RPTT: \$-0- Exempt #5

Recording Requested By:

Western Title Company

Escrow No. 105064-ARJ

When Recorded Mail To:

Kevin Baxter

1808 Helman Dr.

Gardnerville, NV

89410

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 _____

Anu Jansse

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 Laura Baxter, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Kevin R. Baxter, 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 attached Exhibit A

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: 07/08/2019

Laura M Baxter
Laura Baxter

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

July 8, 2019
by Laura Baxter.

[Signature]
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 a portion of the Northwest 1/4 of the Northeast 1/4 of Section 2, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

Commencing at the Southwest corner of Parcel 25-C as shown on that certain Parcel Map for KDT, Inc., recorded January 31, 1990 in the Douglas County Recorder's Office in Book 190, at Page 4332, as Document No. 219180; thence South 59°39'07" East, 88.63 feet along the Northerly right-of-way of Toler Lane, also known as Fish Springs Road, to the POINT OF BEGINNING; thence North 64°45'17" East, 594.20 feet; thence South 89°53'14" East, 50.00 feet to a point on the Westerly right-of-way of East Valley Road; thence South 00°06'46" West, 434.72 feet along said Westerly right-of-way; thence along the arc of a curve to the right having a radius of 25.00 feet, central angle of 100°06'44", and arc length of 43.68 feet to a point on the Northerly right-of-way of Toler Lane, also known as Fish Springs Road; thence along the arc of a curve to the right having a radius of 1700.00 feet, central angle of 20°07'23", arc length of 597.06 feet and chord bearing North 69°42'49" West along said Northerly right-of-way to the POINT OF BEGINNING.

Reference is hereby made to that certain Record of Survey to Support a Boundary Line Adjustment for S. Jack Meheen and Mozafar Jandaghi, filed for record in the office of the Douglas County Recorder, State of Nevada on December 16, 1996 in Book 1296, Page 2513, Document No. 402985, Official Records.

NOTE: The above metes and bounds description appeared previously in that certain Boundary Line Adjustment Grant Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 16, 1996, in Book 1296, Page 2510 as Document No. 402984 of Official Records.

**Assessor's Parcel Number(s):
1220-02-001-011**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-02-001-011

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: Wife Deeding to Husband 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 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 Kevin Baxter Capacity GRANTEE
 Signature Laura M Baxter Capacity GRANTOR

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

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

Print Name: Laura Baxter
 Address: 1808 Helman Drive
Gardnerville
 State: NV Zip: 89410

Print Name: Kevin Baxter
 Address: 1808 Helman Drive
Gardnerville
 State: NV Zip: 89410

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. #: 105064-ARJ

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