

A.P.N.: 1121-05-513-026
File No: 143-2576304 (mk)
R.P.T.T.: \$0. #5

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=2
2019-938177
11/14/2019 10:29 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER
E05

When Recorded Mail To: Mail Tax Statements To:
Stephen Curtis Beard
4700 Ranchland Circle
Reno , NV 89511

GRANT, BARGAIN and SALE DEED

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

Peggy Beard, spouse of grantee

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

Stephen Curtis Beard, a married man, as his sole and separate property

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

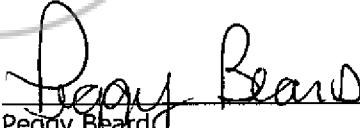
LOT 96, AS SET FORTH ON AMENDED RECORD OF SURVEY FOR PINEVIEW DEVELOPMENT UNIT 4, FILED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON DECEMBER 23, 2002, IN BOOK 1202, PAGE 10400, FILE NO. 561783, OFFICIAL RECORDS.

Subject to

THIS DEED IS GIVEN TO DIVEST ANY COMMUNITY PROPERTY INTEREST Peggy Beard MAY HAVE IN THE ABOVE DESCRIBED REAL PROPERTY BY REASON OF HIS/HER MARRIAGE TO Stephen Curtis Beard.


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: 11/07/2019


Peggy Beard

STATE OF **NEVADA**)
)
) :SS.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on
11/5/19 by
Peggy Beard


Notary Public
(My commission expires: 5/31/21)



COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1121-05-513-026
- 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

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 for no consideration

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: [Signature]

Capacity: agent

Signature: _____

Capacity: _____

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

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

Print Name: Peggy Beard

Print Name: Stephen Curtis Beard

Address: 4700 Ranchland Circle

Address: 4700 Ranchland Circle

City: Reno

City: Reno

State: NV Zip: 89511

State: NV Zip: 89511

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

First American Title Insurance

File Number: 143-2576304 mk/ et

Print Name: Company

Address: 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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