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Natalia K. Vander Laan, Esq.

KAREN ELLISON, RECORDER E03

**A.P.N.: 1420-07-113-006**

**Recording Requested By:** )  
Vander Laan Law Firm, LLC )  
1624 10<sup>th</sup> St, Suite 3 )  
Minden, NV 89423 )

**When Recorded Mail to:** )  
Vander Laan Law Firm, LLC )  
1624 10<sup>th</sup> St, Suite 3 )  
Minden, NV 89423 )

**Mail Tax Statement to:** )  
John and Arla Washington )  
878 Meadow Vista Dr. )  
Carson City, NV 89705 )

RPTT: \$0.00 Exempt (3)  
Exempt (3): A transfer of title recognizing true status of ownership, same to same, joint tenant to community property; made without consideration.

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH THAT:

JOHN KHALIL WASHINGTON and ARLA SQUIBB WASHINGTON, who took title as, JOHN K. WASHINGTON and ARLA WASHINGTON, husband and wife as joint tenants,

For NO consideration, do hereby Grant, Bargain, Sell and Convey unto:

JOHN KHALIL WASHINGTON and ARLA SQUIBB WASHINGTON,  
husband and wife, as community property with right of survivorship

ALL their interest in that real property situated in the County of Douglas, State of Nevada, more particularly described below, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

Legal description:

See Exhibit "A."

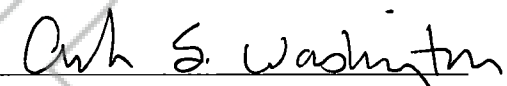
Subject to:

1. Taxes for the current fiscal year, paid current
2. Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easement now of record, if any.

This deed was prepared without the benefit of title search and the description of the property was furnished by the parties. The preparer of this deed assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.

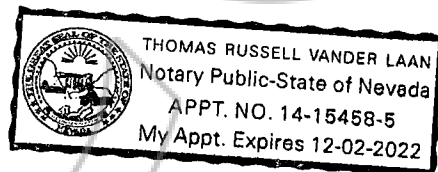
Executed on November 13, 2019, in Douglas County, State of Nevada.

  
 \_\_\_\_\_  
 JOHN KHALIL WASHINGTON

  
 \_\_\_\_\_  
 ARLA SQUIBB WASHINGTON

STATE OF NEVADA            )  
   ): ss  
 COUNTY OF Douglas        )

This instrument was acknowledged before me this 13<sup>th</sup> of November, 2019, by JOHN KHALIL WASHINGTON and ARLA SQUIBB WASHINGTON.



  
 \_\_\_\_\_  
 NOTARY PUBLIC

Exhibit "A"

THE REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,  
DESCRIBED AS FOLLOWS:

LOT 27, IN BLOCK C AS SHOWN ON THE FINAL MAP OF VALLEY VISTA ESTATES I,  
PHASE 1B, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY  
RECORDER ON JUNE 1, 1995 IN BOOK 695, PAGE 389 AS DOCUMENT NO. 363386.

BEING THE SAME PROPERTY CONVEYED TO JOHN K WASHINGTON, A SINGLE  
MAN FROM SEAN M. SWANICK, AN UNMARRIED MAN BY DEED DATED APRIL 15,  
2003 RECORDED APRIL 18, 2003 IN BOOK 0403, PAGE 09296, INSTRUMENT 0574064,  
IN THE OFFICE OF THE COUNTY RECORDS OF DOUGLAS COUNTY, NEVADA.

STATE OF NEVADA  
DECLARATION OF VALUE

1. Assessor Parcel Number(s)  
a) 1420-07-113-006  
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 ONLY</b>	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: _____	

3. Total Value/Sales Price of Property: \$0.00  
Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
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 # 3  
b. Explain Reason for Exemption: A transfer of title recognizing true status of ownership, same to same, joint tenant to community property; made without consideration.

5. Partial Interest: Percentage being transferred: 100.00 %

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 Arla S. Washington Capacity Grantor/Grantee

Signature [Signature] Capacity Grantor/Grantee

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

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

Print Name: John Khalil & Arla Squibb Washington  
Address: 878 Meadow Vista Dr.  
City: Carson City  
State: NV Zip: 89705

Print Name: John Khalil & Arla Squibb Washington  
Address: 878 Meadow Vista Dr.  
City: Carson City  
State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: Vander Laan Law Firm LLC Escrow # \_\_\_\_\_  
Address: 1624 10th St, Suite 3  
City: Minden State: NV Zip: 89423

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