

DOUGLAS COUNTY, NV **2020-944205**
RPTT:\$2086.50 Rec:\$40.00
\$2,126.50 Pgs=2 **04/01/2020 10:58 AM**
TICOR TITLE - CC (NVTH3K)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

David O'Hara
Sandra J O'Hara
1559 Wildrose Dr.
Minden, NV 89423

MAIL TAX STATEMENTS TO:

Same as above

Escrow No. 2001075-DKD

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1320-32-119-001
R.P.T.T. \$2,086.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Edward W Blake and Janet A Blake, husband and wife as their community property

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to David O'Hara and Sandra J O'Hara, Husband and Wife as Joint Tenants

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

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

A parcel of land situate, lying and being in the NE-1/4 NW-1/4 Section 32, T 13 N, R 20 E, M.D.B.&M., in Douglas County, Nevada, more particularly described as follows, to-wit:

Beginning at a point, the Southeast corner of Lot 6, Block "A", Southeast Addition to the Town of Minden, as shown on the official plat thereof, Filing No. 19150, Records of Douglas County, Nevada, which point is also the Northwest corner of Wildrose Subdivision No. 2, as shown on the official plat thereof, Filing No. 34825, Records of Douglas County, Nevada; thence S. 26°35' W., along the Western side of Second Street, a distance of 85 feet to a point; thence from a tangent which bears the last described course curving to the right with a radius of 15 feet through an angle of 90°, an arc distance of 23.56 feet to a point; thence N. 63°25' W., a distance of 85 feet to a point; thence N. 26°35' E., a distance of 100 feet to a point on the Southern boundary of the Southeast Addition to the Town of Minden; thence S. 63°25' E., along said Southerly boundary, a distance of 100 square feet to the POINT OF BEGINNING.

APN: 1320-32-119-001

Note: Document No. 141049 is provided pursuant to the requirements of Section 6.NRS 111.312.

Edward W. Blake
Edward W Blake

Janet A. Blake
Janet A Blake

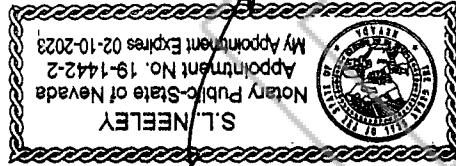
STATE OF NEVADA
COUNTY OF CARSON CITY

} ss:

This instrument was acknowledged before me on ,
by Edward W Blake and Janet A Blake

3-26-2020

[Signature]
NOTARY PUBLIC



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1320-32-119-001
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 535,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 535,000.00
 d. Real Property Transfer Tax Due: \$ 2,086.50

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 Edward W. Blake Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
 (REQUIRED)
 Print Name: Edward W. Blake + Janet A. Blake
 Address: 1559 Wildrose Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
 (REQUIRED)
 Print Name: David O'Hara + Sandra J. O'Hara
 Address: 1559 Wildrose Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02001075-010-DKD
 Address: 307 W. Winnie Lane Suite #1
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED