

DOUGLAS COUNTY, NV

2020-945638

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

05/05/2020 01:38 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1320-29-611-012

Exemption #5

Recording Requested By:

Western Title Company, Inc.

Escrow No. 108936-TEA

When Recorded Mail To:

Joanne M. McCullough

1811 Bella Casa Dr.
Minden, NV 89423

Mail Tax Statements to: (deeds only)

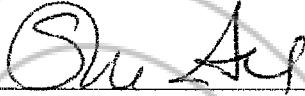
Same as Above

(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



Sherry Ackermann

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 Randall McCullough, a married man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Joanne M. McCullough, a married woman as her sole and separate property all that real property situated in the City of Minden, 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:

Lot 12, as shown on the FINAL MAP, A PLANNED UNIT DEVELOPMENT DP 18-0200, THE TOWNES AT MONTERRA PHASE 3A, according to the map filed in the office of the County Recorder, Douglas County, State of Nevada, on November 22, 2019, as File No. 2019-938681.

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 husband and wife. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as her sole and separate property. By this conveyance, Grantor releases any community interest that he might now have or be presumed to hereafter acquire in the above described property.

Dated: 04/15/2020

Randall McCullough
Randall McCullough

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

April 29, 2020
by Randall McCullough.

Sherry Ackermann
Notary Public

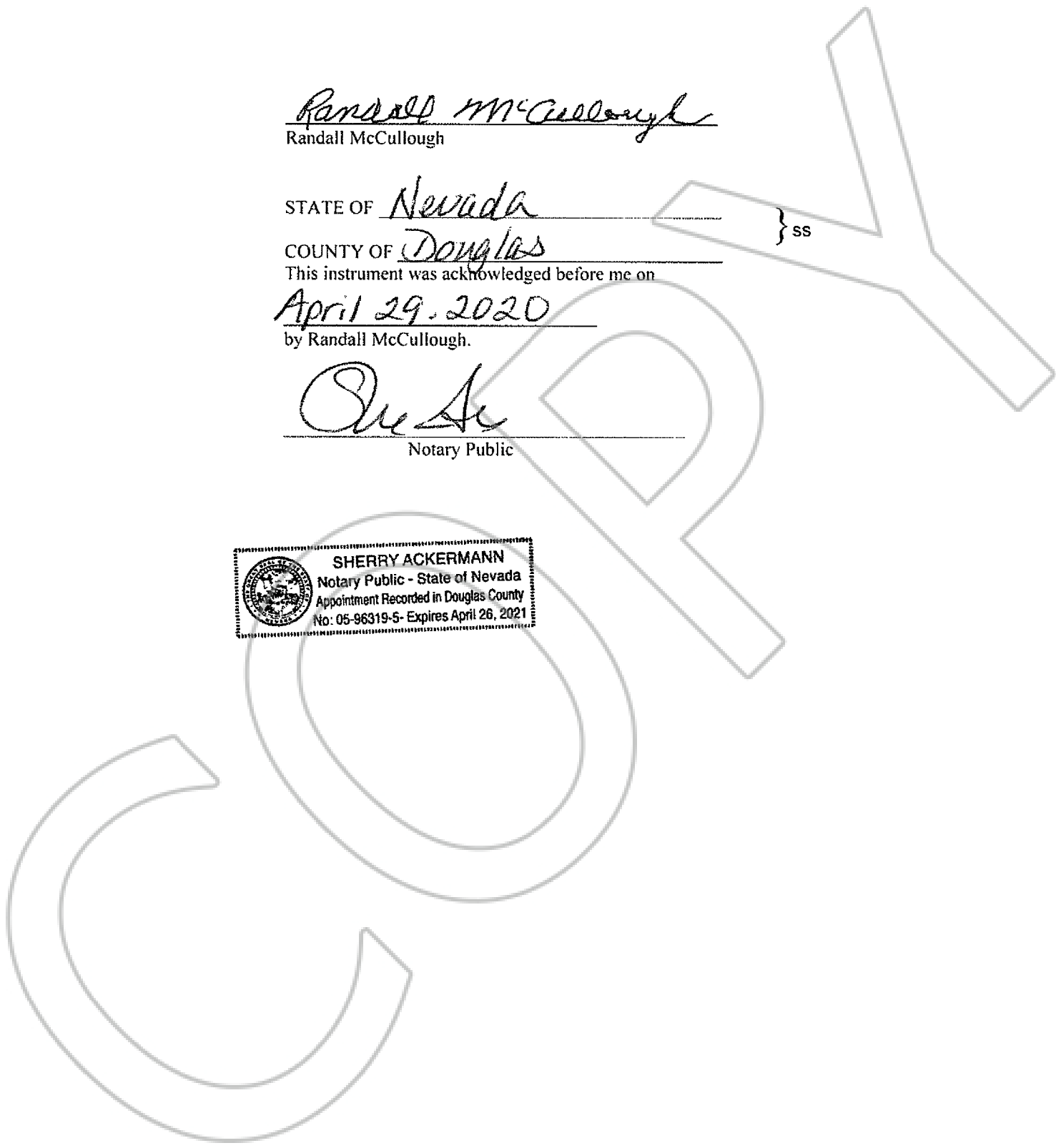
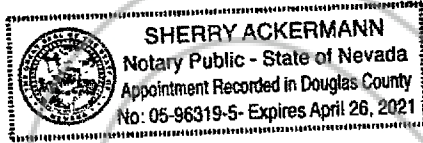
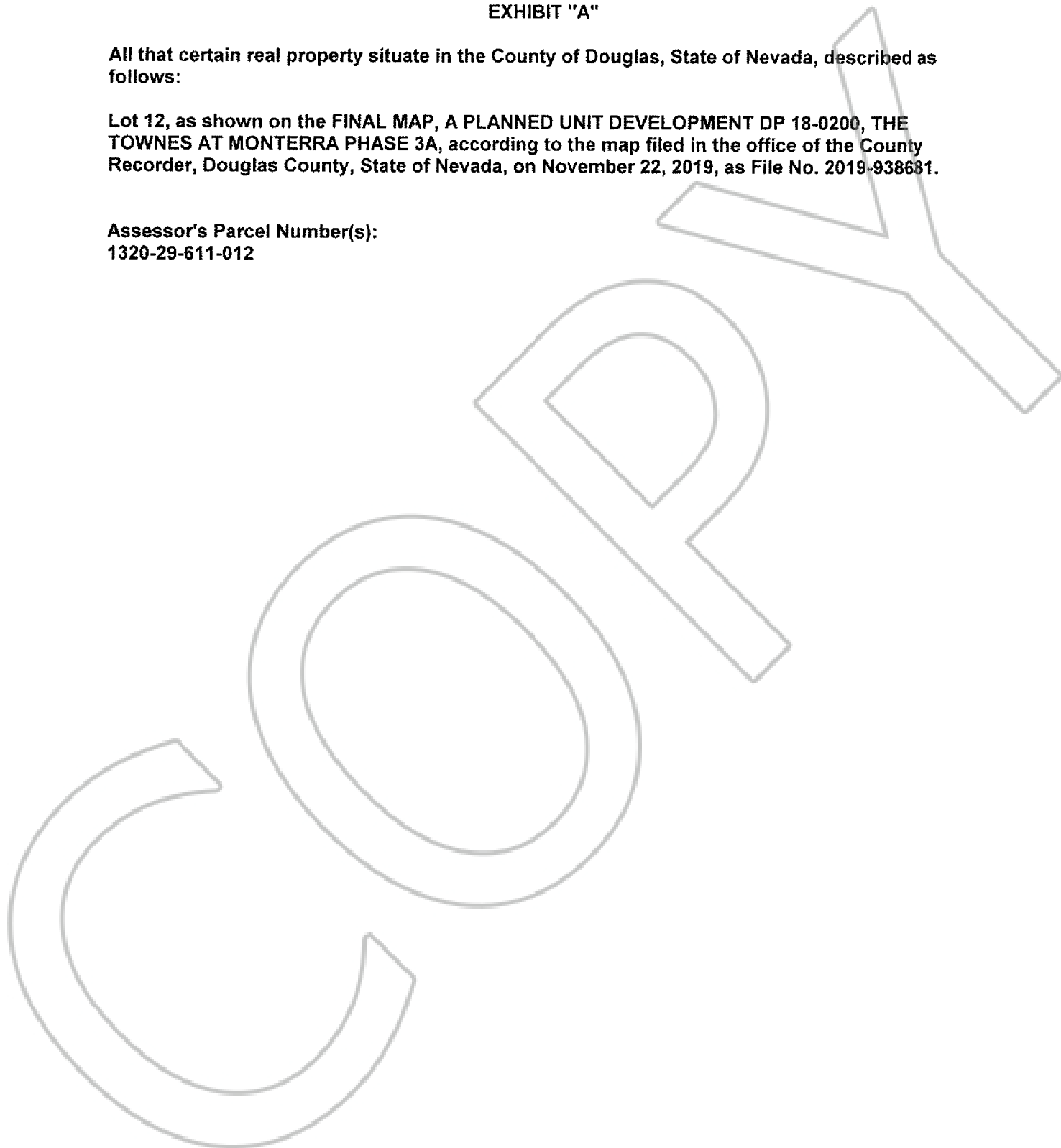


EXHIBIT "A"

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

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**Assessor's Parcel Number(s):
1320-29-611-012**



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1320-29-611-012

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: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Husband deeding off

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 Randall McCullough Capacity Grantor
 Signature _____ Capacity _____

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

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

Print Name: Randall McCullough
 Address: 1811 Bella Casa Drive
 City: Minden
 State: NV Zip: 89423

Print Name: Joanne M. McCullough
 Address: 1811 Bella Casa Dr
 City: Minden
 State: NV Zip: 89423

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. #: 108936-TEA