

RECORDING REQUESTED BY:
Ticor Title

Escrow No.: 00688765-014-AM1
Title No.: 00688765

WHEN RECORDED MAIL DOCUMENT AND
TAX STATEMENT TO:
Blayne Osborn
754 Bluerock Road
Gardnerville, NV 89460

DOUGLAS COUNTY, NV **2020-946285**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=5 05/19/2020 10:24 AM
TICOR TITLE - RENO (TITLE ONLY)
KAREN ELLISON, RECORDER E04

02002662-70

APN: *1220-21-616-017*

SIGNED IN COUNTERPART

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declares exemption under the following:

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 0.00 CITY TAX \$ 0.00

- computed on full value of interest or property conveyed, or
- computed on full value of items or encumbrances remaining at time of sale,
- Unincorporated area City of Gardnerville, and

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

Blayne Osborn, A Single Man and Gail Aden, an unmarried woman as joint tenants

hereby GRANT(s) to


Blayne Osborn, A Single Man

the following real property in the City of Gardnerville County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 13, 2020

BUYER:



Blayne Osborn

SIGNED IN COUNTERPART

Gail Aden

RECORDING REQUESTED BY:

Ticor Title

Escrow No.: 00688765-014-AM1

Title No.: 00688765

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Blayne Osborn

754 Bluerock Road

Gardnerville, NV 89460

APN: 1220-21-610-017

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned declares exemption under the following:

Exempt from fee per GC 27388.1 (a) (2); recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0.00

CITY TAX \$ 0.00

computed on full value of interest or property conveyed, or

computed on full value of items or encumbrances remaining at time of sale,

Unincorporated area City of Gardnerville, and

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

Blayne Osborn, A Single Man and Gail Aden, an unmarried woman as joint tenants

hereby GRANT(s) to

Blayne Osborn, A Single Man

the following real property in the City of Gardnerville County of Douglas, State of Nevada:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: May 13, 2020

BUYER:

SIGNED IN COUNTERPART

Blayne Osborn

Gail Aden
Gail Aden

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

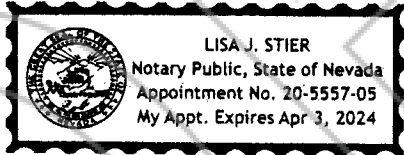
State of Nevada)
County of Douglas) SS:

On May 13, 2020 before me, Lisa J. Stier
a Notary Public, personally appeared Blayne Osborn

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature [Handwritten Signature] (Seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of RD ~~Nevada~~ CALIFORNIA)
County of LOS ANGELES) SS:

On 5/16/2020 before me, R DHIRI
a Notary Public, personally appeared GAIL ADEN

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)

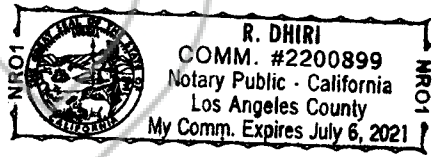
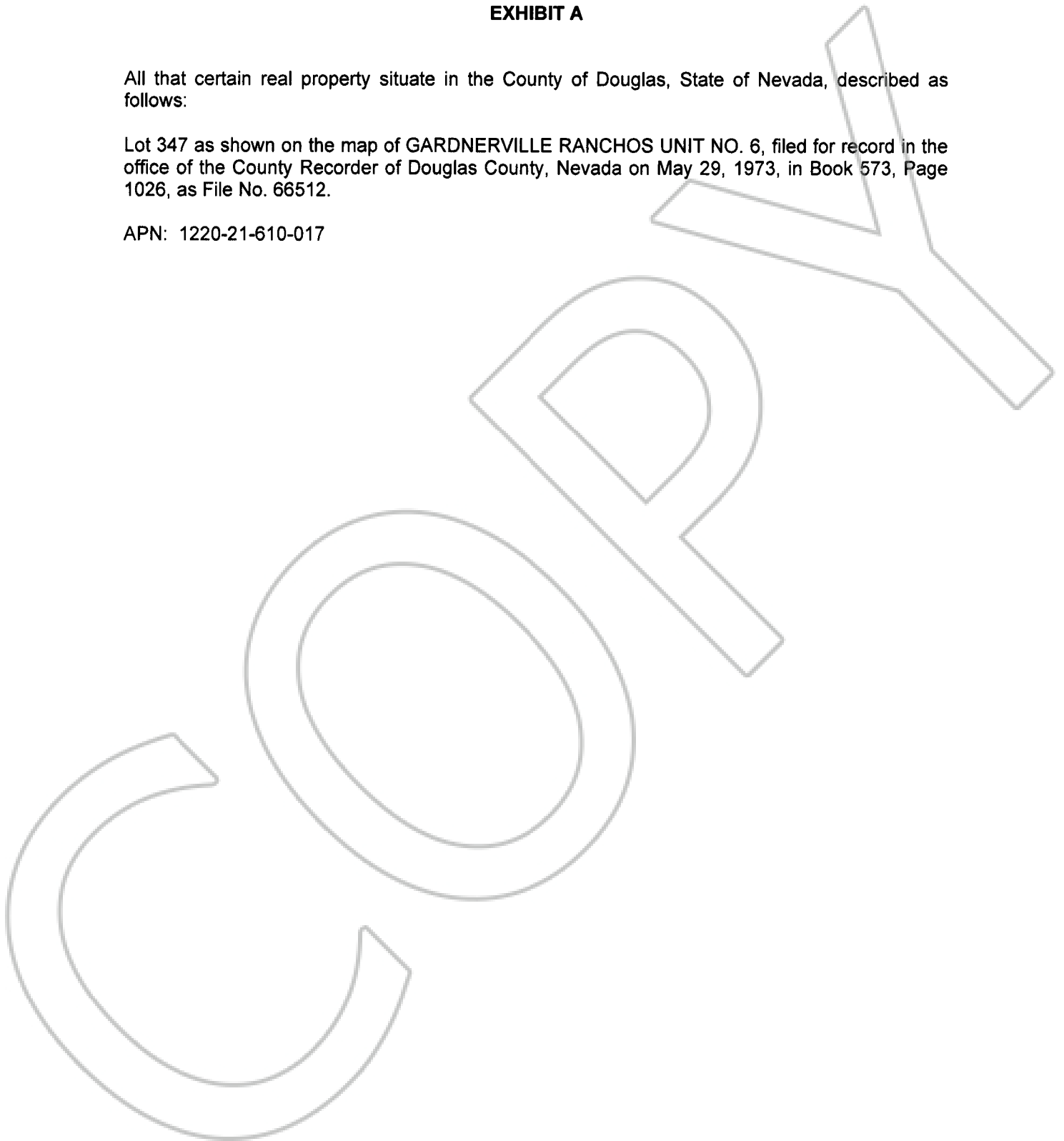


EXHIBIT A

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

Lot 347 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

APN: 1220-21-610-017



State of Nevada Declaration of Value

1. **Assessor Parcel Number(s)**

- a) 1220-21-610-017
- b)
- c)

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 _____

3. **Total Value/Sale 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: #4
- b. Explain Reason for Exemption: Deeding to remaining joint tenant without consideration,
 Document No. 2015-862955

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 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

Capacity: Title Agent

SELLER (GRANTOR) INFORMATION

Print Name: Blayne Osborn and Gail Aden
 Address: 754 Bluerock Road
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION

Print Name: Blayne Osborn
 Address: 754 Bluerock Road
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING

Print Name: Ticor Title Company
 Address: 307 W. Winnie Lane
 City: Carson City State: Nevada

Escrow # 02002662-TO

Zip: 89703

FOR RECORDERS OPTIONAL USE ONLY	
Document/Instrument #:	_____
Book:	_____ Page: _____
Date of Recording:	_____
Notes:	_____