

DOUGLAS COUNTY, NV

2020-949707

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

07/24/2020 02:58 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1420-28-810-003

RPTT: \$-0- Exempt #5

Recording Requested By:

Western Title Company, Inc.

Escrow No. 115170

When Recorded Mail To:

Dawne Hirt

997 Ridgeview Drive

Carson City, NV 89705

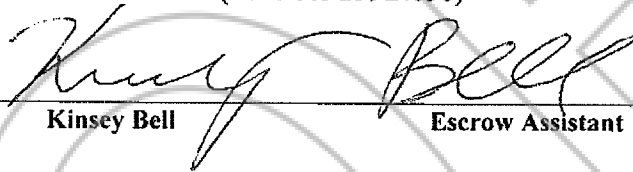
Mail Tax Statements to: (deeds only)

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



Kinsey Bell

Escrow Assistant

**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 Josh Foster, a married man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Dawnne Hirt, 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:

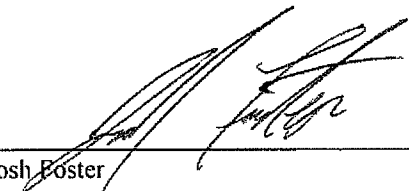
All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 12 as shown on the map of Saratoga Heights Unit No. 2, filed in the office of the County Recorder of Douglas County, Nevada on December 5, 1966 in Book 46 at Page 287, as Document No. 34826.

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: 06/24/2020

  
\_\_\_\_\_  
Josh Foster

STATE OF Nevada


COUNTY OF Douglas

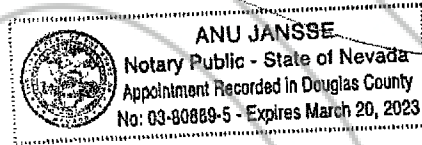
} ss

This instrument was acknowledged before me on

4/23/2020

by Josh Foster.

  
\_\_\_\_\_  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-28-810-003

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: \$0.00  
 Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 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 #5  
 b. Explain Reason for Exemption: Husband deeding to wife without consideration

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 [Handwritten Signature] Capacity escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Josh Foster  
 Address: 997 Ridgeview Drive  
 City: Carson City  
 State: NV Zip: 89705

Print Name: Dawnne Hirt  
 Address: 997 Ridgeview  
 City: Carson City  
 State: NV Zip: 89705

**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. #: 115170

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