

DOUGLAS COUNTY, NV

2020-950131

RPTT:\$0.00 Rec:\$40.00

07/31/2020 02:05 PM

\$40.00 Pgs=4

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1420-07-111-006

RPTT: \$-0-

**Recording Requested By:**

Western Title Company

**Escrow No. 117021-KDJ**

**When Recorded Mail To:**

Jeffrey Riley

1086 Hollister Rd.

Pinion Hills CA 92372

**Mail Tax Statements to: (deeds only)**

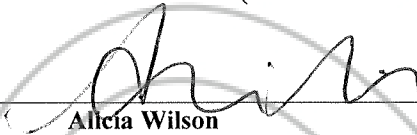
Same as Above

(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



Alicia Wilson

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 Mary Riley, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Jeffrey Riley, a married man as his sole and separate property all that real property situated in the City of Carson City, 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 VALLEY VIEW SUBDIVISION NO. 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 28, 1964, in Book 27, Page 47, as Document No. 26188.

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

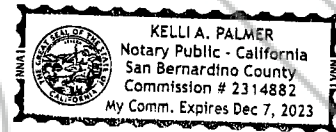
Dated: 07/27/2020

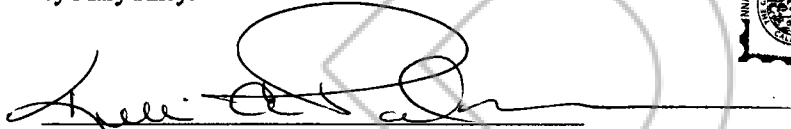
Grant, Bargain and Sale Deed – Page 2

  
Mary Riley

STATE OF California } ss  
COUNTY OF San Bernardino  
This instrument was acknowledged before me on

July 29, 2020  
by Mary Riley.



  
Notary Public

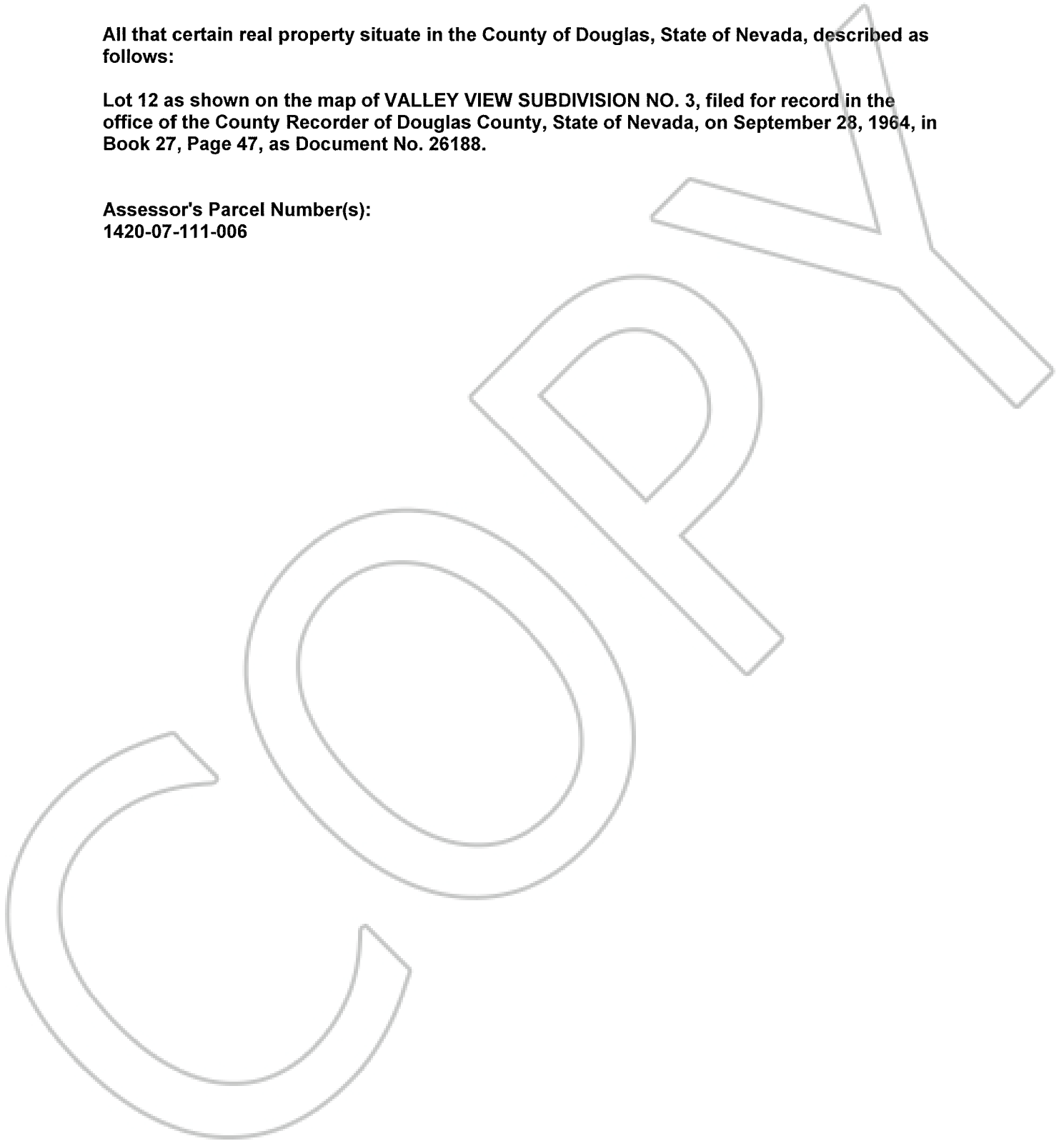
**COPIES**

**EXHIBIT "A"**

**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 VALLEY VIEW SUBDIVISION NO. 3, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on September 28, 1964, in Book 27, Page 47, as Document No. 26188.**

**Assessor's Parcel Number(s):  
1420-07-111-006**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-07-111-006

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: Wife deeding interest off title 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 *[Signature]* Capacity *Esrow*  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Mary Riley  
 Address: 1086 Hollister Rd.  
 City: Pinion Hills  
 State: CA Zip: 92372

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

Print Name: Jeffrey Riley  
 Address: 1086 Hollister Rd.  
 City: Pinion Hills  
 State: CA Zip: 92372

**COMPANY/PERSON REQUESTING RECORDING**  
 (required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
2310 S. Carson St, Suite 5A  
 City/State/Zip: Carson City, NV 89701

Esc. #: 117021-KDJ