

DOUGLAS COUNTY, NV

2020-952324

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

09/10/2020 02:27 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN# : 1220-21-511-013

RPTT: \$-0-

Recording Requested By:

Western Title Company, Inc.

Escrow No. 117920-SLA

When Recorded Mail To:

Veronica LaChance

1328 Cahi Circle

Gardnerville, NV 89460

Mail Tax Statements to: (deeds only)

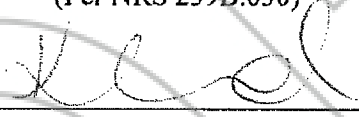
Same as Above

(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 Joshua Garrett Hayes-Henry, a married man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Veronica LaChance, a married woman as her sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

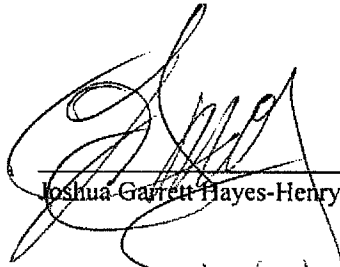
All that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 13, in Block A, as shown in the map of CAHI #6, a Planned Unit Development, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 1999, in Book 1199, Page 4453, as Document No. 481452, Official Records.

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: 09/09/2020

  
\_\_\_\_\_  
Joshua Garrett Hayes-Henry

STATE OF Nevada \_\_\_\_\_

COUNTY OF Douglas \_\_\_\_\_

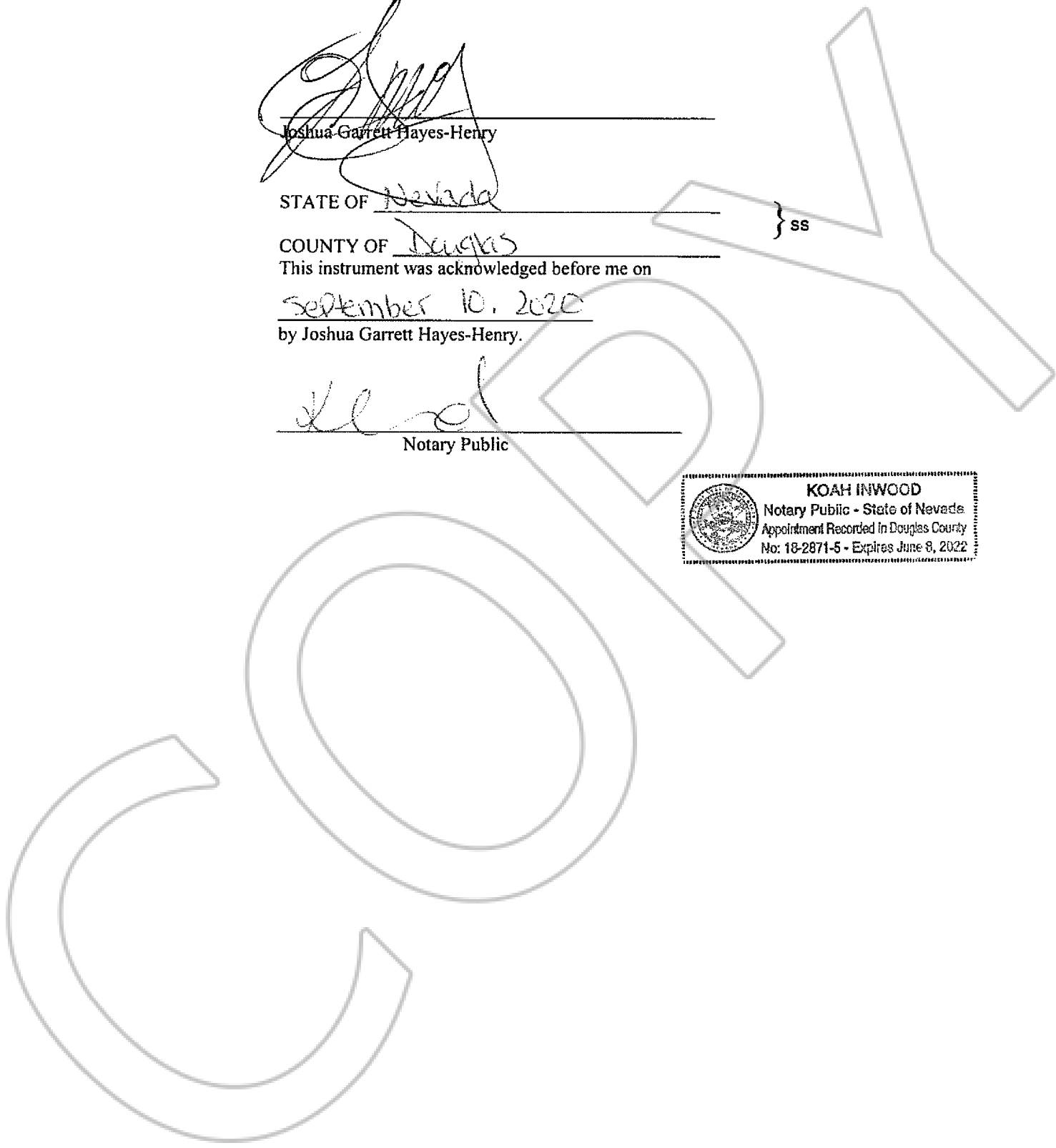
This instrument was acknowledged before me on

September 10, 2020

by Joshua Garrett Hayes-Henry.

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

 **KOAH INWOOD**  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 18-2871-5 - Expires June 8, 2022



**EXHIBIT "A"**

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

**Lot 13, in Block A, as shown in the map of CAHI #6, a Planned Unit Development, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 24, 1999, in Book 1199, Page 4453, as Document No. 481452, Official Records.**

**Assessor's Parcel Number(s):  
1220-21-511-013**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1220-21-511-013

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 with no 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 \_\_\_\_\_ Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Joshua Garrett Hayes-Henry  
 Address: 1328 Cahi Circle  
 City: Gardnerville  
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Veronica LaChance and Phyllis C. LaChance  
 Address: 1328 Cahi Circle  
 City: Gardnerville  
 State: NV Zip: 89460

**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. #: 117920-SLA

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