

APN# : 1220-01-002-076

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 120245-MLM

When Recorded Mail To:

Joseph F. Valentine

1966 Stephen Ct.

Gardnerville, 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



Lynn Moore

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 Diane Valentine, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Joseph F. Valentine, a married man as his sole and separate property all that real property situated in the City of Gardnerville, County of Douglas, State of Nevada described as follows:

See attached Exhibit A

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: 10/09/2020



Diane Valentine

STATE OF Nevada _____

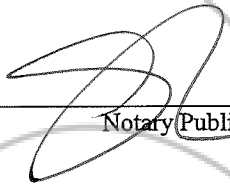
COUNTY OF Douglas _____

This instrument was acknowledged before me on

10-12-2020

by Diane Valentine.

} ss



Notary Public



WENDY DUNBAR
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 02-79065-5 - Expires Dec. 16, 2022

EXHIBIT "A"

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

That portion of the Southeast 1/4 of Section 1, Township 12 North, Range 20 East, M.D.B.&M. in the County of Douglas, State of Nevada, being more particularly described as follows:

Being Parcel 1-B-2 as said parcel is shown on the Parcel Map for Kevin and Sandy Sergott recorded in Book 987 at Page 3753 as Document No. 162929 in the Official Records of said Douglas County and a portion of Parcel 1 as said parcel is shown on the Final Parcel Map LDA 13-008 for Helmut & Sally Huttenmayer recorded in Book 614 at Page 1614 as Document No. 844154 being described as follows:

Beginning at the Northwestern corner of said Parcel 1-B-2, said point being on the Southerly line of said Parcel 1; thence Easterly along said line S. 89°50'46" E., 178.55 feet; thence N. 16°36'07" E., 5.80 feet; thence N. 49°19'52" E. 4.65 feet; thence N. 82°57'44" E., 18.50 feet; thence S. 88°27'22" E., 22.90 feet; thence S. 85°21'06" E., 21.80 feet; thence S.83°49'21" E., 17.90 feet; thence S. 73°55'56" E., 18.97 feet; thence N. 89°17'17" E., 28.00 feet; thence S. 37°07'01" E., 2.51 feet to the Northeasterly corner of said Parcel 1-B-2; thence Southerly along the Easterly line of said Parcel 1-B-2, S. 00°00'59" W. 282.56 feet to the Southeasterly corner of said Parcel 1-B-2; thence Westerly along the Southerly line of said Parcel 1-B-2, N. 89°37'32" W., 312.17 feet to the Southwesterly corner of said Parcel 1-B-2; thence Northerly along the Westerly line of said Parcel, N. 00°00'11" W., 281.81 feet to the point of beginning.

The basis of bearings for this description is N. 89°50'46" W. for the Southerly line of Parcel 1 and Parcel 2, shown per the Final Map LDA 13-008 for Helmut and Sally Huttenmayer recorded in Book 614, Page 1614, as Document No. 844154, Official Records of Douglas County.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 3, 2018, as Document No. 2018-923100 of Official Records.

Assessor's Parcel Number(s):
1220-01-002-076

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1220-01-002-076

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
Deed in Lieu of Foreclosure Only (value of property) (
Transfer Tax Value: \$0.00
Real Property Transfer Tax Due: \$0

4. If Exemption Claimed:

- a. Transfer Tax Exemption per NRS 375.090, Section 5
b. Explain Reason for Exemption: *Wife Deeding to husband 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 _____ Capacity Escrow Agent
Signature _____ Capacity Escrow Agent

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
Print Name: Diane Valentine
Address: 1966 Stephen Ct.
City: Gardnerville
State: NV Zip: 89423

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
Print Name: Joseph F. Valentine
Address: 1966 Stephen Court
City: Gardnerville
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: Kietzke Office
5390 Kietzke Ln Suite 101
City/State/Zip: Reno, NV 89511

Esc. #: 120245-MLM