

DOUGLAS COUNTY, NV

2020-954641

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=5

10/16/2020 12:23 PM

ETRCO

KAREN ELLISON, RECORDER

E05

APN#: 1318-09-810-105

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 119710-WLD

When Recorded Mail To:

Robert Wayne Swickard

11406 Cresta Ln

Dublin, CA 94568

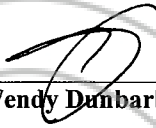
Mail Tax Statements to: (deeds only)

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


Wendy Dunbar

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 Becky Swickard, spouse of the grantee herein, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Robert Wayne Swickard, a married man as his sole and separate property all that real property situated in the City of Zephyr Cove, 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: 10/07/2020

Becky Swickard
Becky Swickard

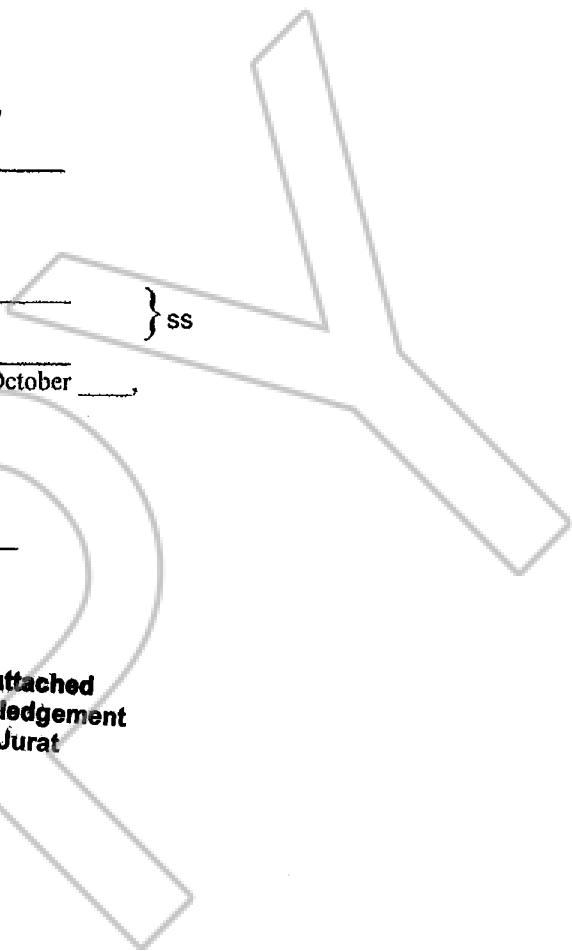
STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on October _____,
2020 by Becky Swickard.

Notary Public

**See attached
Acknowledgement
or Jurat**



ACKNOWLEDGMENT

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.

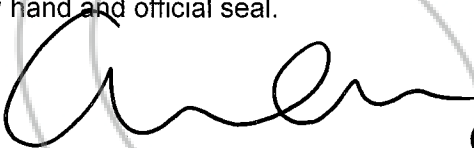
State of California
County of Alameda

On 10/12/2020 before me, Ammara Om, notary public
(insert name and title of the officer)

personally appeared BECKY SWICKARD,
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)

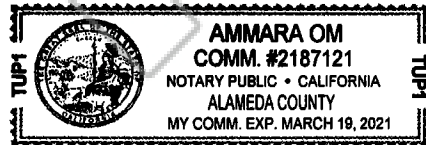


EXHIBIT "A"

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

PARCEL 1:

A parcel of land located within the Southeast 1/4 of Section 9, Township 13 North, Range 18 East, M.D.B.&M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northwesterly corner of Lot 137 as shown on the Amended Map of Subdivision No. 2 of Zephyr Cove Properties, Inc., File No. 267 of the Douglas County Recorder's Office, said point bears South 81°40'04" West, 175.33 feet from a 5/8" rebar tagged LS No. 5091 on the Westerly right-of-way line of U.S. Highway 50 at Engineer's Station "0" 179+39.24 and being the Southeast corner of the Presbyterian Church parcel as shown on Record of Survey, File No. 157951 of the Douglas County Recorder's Office; thence North 89°45'23" East, along the Northerly line of said Lot 137, 132.23 feet to the Northeast corner thereof; thence North 89°45'23" East, 13.11 feet to a point on the top of an existing slope; thence South 06°10'34" East, along said top of slope, 71.01 feet; thence South 89°45'23" West, 15.46 feet to the Northeast corner of the Dellagata parcel as recorded in Book 888 at Page 3150 as Document No. 184654 of the Douglas County Recorder's Office; thence South 89°45'23" West, along the Northerly line of said Dellagata parcel, 93.50 feet to the Northwest corner thereof; thence North 32°00'00" West, along the Westerly line of said Lot 137, 83.06 feet to the POINT OF BEGINNING.

PARCEL 2:

Together with a Landscape Easement as described in document from Marla Bay General Improvement District, a political subdivision of the State of Nevada, filed for record in the office of the Douglas County Recorder, State of Nevada, on March 16, 1999, in Book 399, at Page 3782, as Document No. 463428, Official Records.

PARCEL 3:

Further together with an Access and Landscape Easement as described in document from Joseph Francis O'Neill, et al, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 7, 2002 in Book 802, at Page 1688, as Document No. 548857, Official Records.

Assessor's Parcel Number(s):
1318-09-810-105

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1318-09-810-105

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: _____

\$ 0 _____

\$ 0 _____

\$ 0 _____

4. If Exemption Claimed:

- a. Transfer Tax Exemption, per NRS 375.090, Section: #5
- b. Explain Reason for Exemption: wife deeding off title, 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 disallowance of any claimed exception, 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 _____

SELLER (GRANTOR) INFORMATION

(REQUIRED)

Print Name: Becky Swickard

Address: 11406 Cresta Ln

City: Dublin

State: CA Zip: 94568

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: Robert Wayne Swickard

Address: 11406 Cresta Ln

City: Dublin

State: CA Zip: 94568

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

Esc. #: 119710-WLD