

APN# : 1320-33-402-023

RPTT: \$-0- Exempt #5

Recording Requested By:

Western Title Company, Inc.

Escrow No. 120467-ARJ

When Recorded Mail To:

Deborah Ham

1050 Lakeside Drive

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

Anu Jansse

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 William Charles Hemphill, a married man, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Deborah Ham, 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:

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 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: 11/09/2020

William Charles Hemphill  
William Charles Hemphill

STATE OF NEVADA

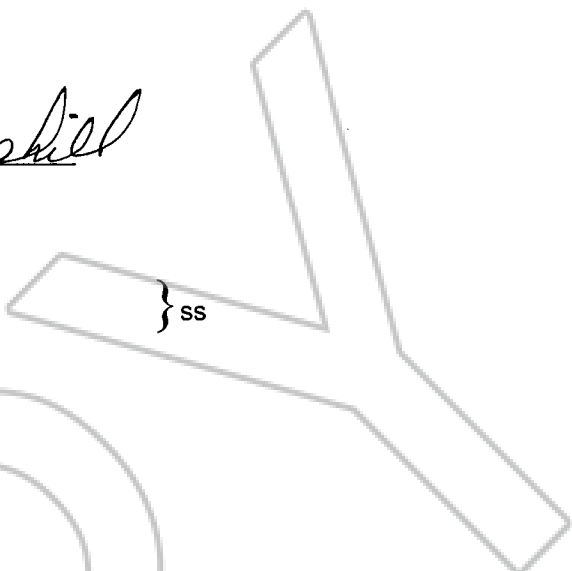
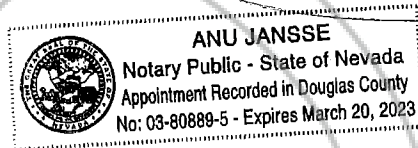
COUNTY OF DOUGLAS

This instrument was acknowledged before me on

11/9/2020

by William Charles Hemphill.

Anu Jansse  
Notary Public



**EXHIBIT "A"**

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

**BEING** those certain lots or parcels of ground lying in the South 1/2 of Southwest 1/4 of Section 33, Township 13 North, Range 20 East, M.D.B. & M., in the Town of Gardnerville, Douglas County, Nevada, and more particularly described by metes and bounds, as follows, to-wit:

**BEGINNING** at the Southeast corner of the parcel, on the Northerly side and right of way line of Eddy Street, in the town of Gardnerville, Douglas County, Nevada, said point of beginning being described as bearing North 10°16'20" West, a distance of 748.46 feet from the so called Dettling monument in the Town of Gardnerville; thence South 45°57' West along the fence line and Northerly side of Eddy Street, 92.60 feet to the Southwest Corner of the parcel; Thence North 45°31' West, along the fence line and westerly side of lot 140 feet to the Northwest corner of the parcel; thence North 46°09' East 92.60 feet to the Northeast corner of the parcel; thence South 45°31' East 139.67 feet to the place of beginning.

**THE POINT OF BEGINNING** is presumably the same as shown on Certificate of Title No. 15-811. All bearings were carried along from Main Street North 44°45' West, State Highway survey of 1936.

Surveyed by O. L. Hussman, February 1946.

**EXCEPTING THEREFROM** the parcel of land described in the Deed to Pete Borda et ux, recorded June 18, 1956, in Book C-1 Deeds, Page 84 and the parcel of land described in the Deed to Celestine Balda et ux, recorded February 20, 1968, in Book 57 Page 400 Official Records, Douglas County, Nevada.

**NOTE:** The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on October 9, 2019, as Document No. 2019-936368 of Official Records.

Assessor's Parcel Number(s):  
1320-33-402-023

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1320-33-402-023

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 \_\_\_\_\_ Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

**Print Name:** William Charles Hemphill  
**Address:** 1050 Lakeside Drive  
**City:** Gardnerville  
**State:** NV **Zip:** 89460

**Print Name:** Deborah Ham  
**Address:** 1050 Lakeside Drive  
**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. #:** 120467-ARJ