

DOUGLAS COUNTY, NV **2020-957133**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3 11/25/2020 11:35 AM
TICOR TITLE - CC (NVTH3K)
KAREN ELLISON, RECORDER E05

WHEN RECORDED MAIL TO:
Leigh Wayne Miller
175 Westside Lane
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Same as above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

Escrow No. 2007597-DKD
APN 1120-05-000-002
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That John J. McCormick, spouse of the grantee herein

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

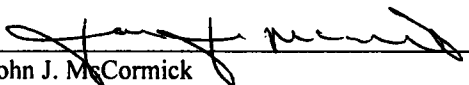
Leigh Wayne Miller, a married woman as her sole and separate property who acquired title as a single woman

all that real property situated in the County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.



John J. McCormick

STATE OF NEVADA
COUNTY OF CARSON CITY

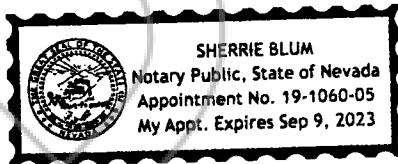
} ss:

This instrument was acknowledged before me on November 20, 2020,

by John J. McCormick



NOTARY PUBLIC



Escrow No. 2007597-DKD

EXHIBIT A
LEGAL DESCRIPTION

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

PARCEL 1:

All that certain piece, parcel or portion of land situate, lying and being within the Northwest 1/4 of the Northwest 1/4 of Section 5, Township 11 North, Range 20 East, M.D.M., Douglas County, Nevada and more particularly described as follows:

All that portion of Adjusted Parcels 1 and 2 as shown on the Record of Survey to accompany a Lot Line Adjustment for T. SCOTT AND CHAROLTT E BOOKE filed for record in Book 493 at Page 3643, as Document No. 305108, Official Records of Douglas County, Nevada described as follows:

COMMENCING at the Southwest corner of Adjusted Parcel 1 as shown on the aforesaid map which point is the TRUE POINT OF BEGINNING; Thence along the West line of said parcel North 00°6'19" West, a distance 635.56 feet; Thence leaving said line North 88°17'53" East, a distance of 1,317.98 feet to a point on the East line of aforesaid Adjusted Parcel 2; Thence along said East line South 00°04'36" West a distance of 663.63 feet to the Southeast corner of said Adjusted Parcel 2; Thence along the South line of Adjusted Parcels 1 and 2 South 89°31'04" West, a distance of 1,315.39 feet to the TRUE POINT OF BEGINNING.

The basis of Bearing on this description is the North line of the Northwest 1/4 of Section 5, which bears North 89°56'49" East as shown on the Record of Survey to Accompany a Lot Line Adjustment for T. SCOTT and CHARLOTTE E. BROOKE, filed for record in Book 493 at Page 3643, as Document No. 305108, Official Records of Douglas County, Nevada.

Further described as Adjusted Parcel "B" on Record of Survey to support a Boundary Line Adjustment filed for record May 1, 1966, 1 Book 596 at Page 139, as Document No. 386750.

APN: 1120-05-000-002

PARCEL 2:

An easement for ingress and egress being a strip of land variable in width, over a portion of Section 32, Township 12 North, Range 20 East, M.D.B. & M., in the County of Douglas, State of Nevada, being more particularly described as follows:

Beginning at the Northwest corner of said Section 32; Thence Easterly along the Northerly line of said Section 32, North 89°53'56" East, 64.20 feet; Thence South 00°07'05" West, 2,657.20 feet; Thence South 00°07'50" West, 2,646.76 feet, more or less, to a point on the Southerly line of the Southwest 1/4 of said Section 32; Thence Westerly along said Southerly line South 89°56'56" West, 59.40 feet, more or less, to the Southwest corner of said Section 32; Thence Northerly along the Westerly line of the Southwest 1/4 of said Section 32, North 00°05'45" East, 2,646.78 feet, more or less, to the West 1/4 corner of said Section 32; Thence Northerly along the Westerly line of the Northwest 1/4 of said Section 32, North 00°02'56" East 2,657.11 feet, more or less to the POINT OF BEGINNING.

Note: Document No. 2017-906189 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1120-05-000-002
- b) _____
- c) _____
- d) _____

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: \$0.00 _____

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transfer of title between spouses 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 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: Grantor
 Signature: _____ Capacity: _____

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

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

Print Name: John J. McCormick
 Address: 175 Westside Lane
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Leigh Wayne Miller
 Address: 175 Westside Ln
 City: Gardnerville
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2007597-DKD
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)