

APN# : 1022-15-001-124

RPTT: \$-0-

Recording Requested By:

Western Title Company

Escrow No. 121241-WLD

When Recorded Mail To:

John Elison

1831 Timber Creek Dr.

Lexington, KY 40509

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 Wanita Elison, 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 John Elison, a married man as his sole and separate property all that real property situated in the City of Wellington, 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: 12/06/2020

Wanita Ellison
Wanita Ellison

STATE OF Kentucky

COUNTY OF Fayette

This instrument was acknowledged before me on December
10, 2020 by Wanita Ellison.

Patricia L Chamness
Notary Public

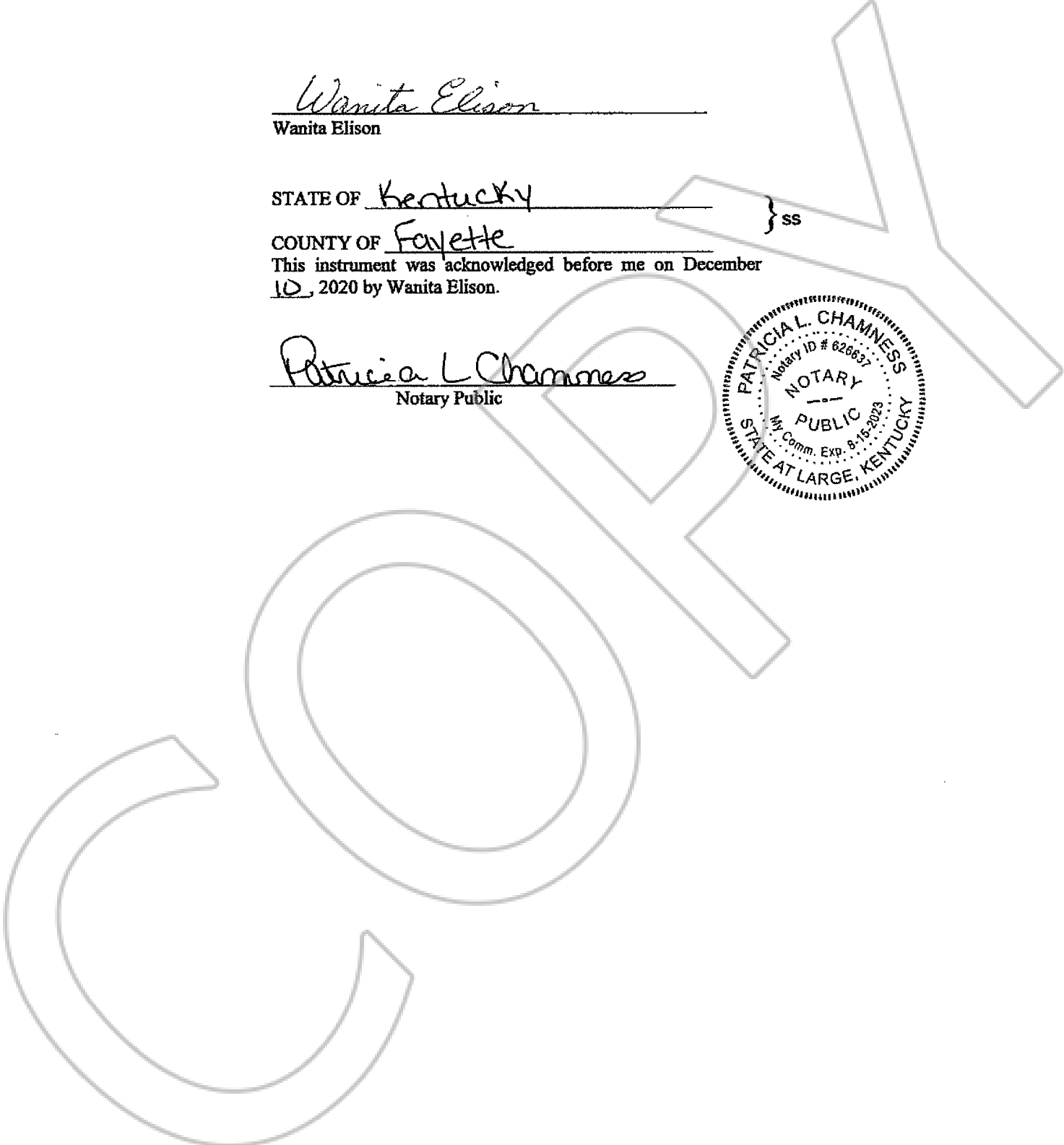


EXHIBIT "A"

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

The following described parcel of land, lying entirely within Parcel A, as shown on the Official Plat of Topaz Ranch Estates, Unit No. 4, as filed for record in the office of the County Recorder, Douglas County, Nevada, more particularly described as follows:

Beginning at the Northeasterly corner of Lot 27, Block H, and proceeding thence along the Easterly line of Lots 25, 26 and 27 of said Block H, South $12^{\circ}23'37''$ East 391.89 feet; thence North $72^{\circ}34'51''$ East 62.82 feet to a point on a curve; thence along said curve to the right, whose back tangent bears North $17^{\circ}25'09''$ West, having a central angle of $134^{\circ}24'55''$, a radius of 50.00 feet and along an arc length of 117.30 feet; thence North $12^{\circ}23'37''$ West 343.37 feet to a point on the South line of Lot 30, Block H, thence South $77^{\circ}36'23''$ West 144.12 feet along said line to the true point of beginning.

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 January 19, 1981, in Book 181, Page 1036 as Document No. 52686 of Official Records.

**Assessor's Parcel Number(s):
1022-15-001-124**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1022-15-001-124

2. **Type of Property:**

- | | |
|--|--|
| a) <input checked="" type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Single Fam. Res. |
| c) <input type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| i) <input type="checkbox"/> Other _____ | |

FOR RECORDERS OPTIONAL USE ONLY
NOTES: _____

3. **Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property)	_____	\$ 0
Transfer Tax Value:	_____	\$ 0
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 off to husband, 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: Wanita Elison
 Address: 1831 Timber Creek Dr.
 City: Lexington
 State: KY Zip: 40509

BUYER (GRANTEE) INFORMATION

(REQUIRED)

Print Name: John Elison
 Address: 1831 Timber Creek Dr.
 City: Lexington
 State: KY Zip: 40509

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Western Title Company, LLC Esc. #: 121241-WLD
 Address: Douglas Office
1362 Highway 395, Ste. 109
 City/State/Zip: Gardnerville, NV 89410