

DOUGLAS COUNTY, NV

2021-963327

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

03/11/2021 12:38 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO:

James H. Rhoades
5250 Coit Drive
Reno, NV 89523

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. 2100636-RLT

APN 1220-04-101-034

R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Geraldine Sue Francis, Wife of Grantee

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

James H. Rhoades, a Married Man as his Sole and Separate Property

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.

Geraldine Sue Francis

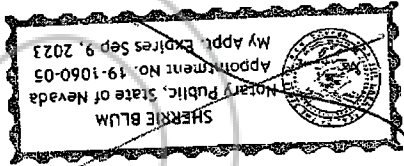
Grantor, Geraldine Sue Francis

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on March 10, 2021
by Geraldine Sue Francis

[Signature]
NOTARY PUBLIC



Escrow No. 2100636-RLT

EXHIBIT A
LEGAL DESCRIPTION

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

A parcel of land lying within a portion of Section 4, Township 12 North, Range 20 East, Mount Diablo Meridian, more particularly described as follows:

COMMENCING at the southwest corner of Adjusted A.P.N. 1220-04-101-014 as shown on the Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, filed for record September 3, 2003, in the office of Recorder, Douglas County, Nevada as Document No. 588628;

Thence along the westerly line of said Adjusted A.P.N. 1220-04-101-014, North 09°02'48" West, 141.28 feet to the southwesterly corner of Adjusted A.P.N. 1220-04-101-012 of said Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, the POINT OF BEGINNING;

Thence North 08°24'05" West, 261.06 feet to a point on the southerly right-of-way line of U.S. Highway 395;

Thence along said southerly right-of-way line of U.S. Highway 395, along the arc of a curve to the right, non-tangent to the preceding course, having a radius of 610.50 feet, central angle of 10°32'08", arc length of 112.26 feet and radial bearing of North 02°31'42" East;

Thence leaving said southerly right-of-way line of U.S. Highway 395, along the easterly line of Adjusted A.P.N. 1220-04-101-012 of said Record of Survey to Support a Boundary Line Adjustment for George A. and Ingrid S. Rooker and Jennie C. Plummer Trust, South 09°02'48" East, 230.36 feet to the southeasterly corner of said Adjusted A.P.N. 1220-04-101-012;

Thence along the southerly line of said Adjusted A.P.N. 1220-04-101-012, South 81°53'19" West, 110.25 feet to the POINT OF BEGINNING, containing 26,941 square feet, more or less.

The Basis of Bearing of this description is South 09°02'48" East, the east line of Adjusted Parcel 2 as shown on the Record of Survey of 1382 U.S. Highway 395 for JCM Investments filed for record February 28, 2019 in the office of Recorder, Douglas County, Nevada as Document No. 2019-926191.

APN: 1220-04-101-034

Note: Document No. 2019-931138 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) 1220-04-101-034
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | | | |
|-----------------------------|--------------|--|------------------|
| a) <input type="checkbox"/> | Vacant Land | b) <input checked="" 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'/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) \$ _____
 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: _____%

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: Eeraldne Sue Francis Capacity: Grantor
 Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)		BUYER (GRANTEE) INFORMATION (REQUIRED)	
Print Name:	<u>Eeraldne Sue Francis</u>	Print Name:	<u>James H. Knoads</u>
Address:	<u>5250 Cort Dr.</u>	Address:	<u>5250 Cort Dr</u>
City:	<u>Reno NV</u>	City:	<u>Reno</u>
State:	<u>Nevada</u> Zip: <u>89523</u>	State:	<u>NV</u> Zip: <u>89523</u>

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2100636-RLT
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)