

DOUGLAS COUNTY, NV

2021-969286

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

06/17/2021 02:48 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E05

APN: 1418-15-110-003
R.P.T.T.: \$0.00
Escrow No.: 21017336-KOT
When Recorded Return To:
Bernard A. Xavier
30 Lake Front Drive
Glenbrook, NV 89413

Mail Tax Statements to:
Bernard A. Xavier
30 Lake Front Drive
Glenbrook, NV 89413

SPACE ABOVE FOR RECORDER'S USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Joyce Rae Xavier, spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to Bernard Xavier, a married man, as his sole and separate property all that real property situate in the City of Glenbrook, County of Douglas, State of Nevada, described as follows:

Parcel 1:

Lot 30, as shown on the map of Second Amended Plat of Uppaway, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on February 6, 1981, in Book 281, Page 768, as Document No. 53353, of Official Records.

Parcel 2:

An easement for landscaping purposes, over that portion of the common area, by Grant of Easement, recorded July 20, 1992 in Book 792, Page 3003, as Document No. 283712, Official Records, more particularly described as follows:

Commencing at the meander corner common to Sections 10 and 15, Township 14 North, Range 18 East, M.D.B. & M.; thence along the meander line South 27°14'10" West 519.96 feet and South 10°00' East 30.00 feet to the true point of beginning; thence South 86°27'53" East 152.18 feet; thence along a curve concave to the Southeast with a radius of 158.00 feet, a central angle of 11°54'36" and an arc length of 32.84 feet, the chord of said curve bears South 00°06'46" West 32.78 feet; thence South 05°50'32" East 121.53 feet to the Northeast corner of the easement for building site #29, filed for record on January 20, 1988, in Book 188, Page 2365, Official Records; thence along the North line of said easement South 81°04'30" West 133.22 feet; thence North 10°00' West 186.60 feet to the true point of beginning.

Note: the above legal description previously appeared in Deed, recorded September 11, 2017, as Document No. 903888, of Official Records.

Assessor's Parcel No.: 1418-15-110-003

It is the intent of Grantor herein to divest Herself of any right, title and interest in and to the above described real property including any community property interest.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SPACE BELOW FOR RECORDER

Dated this 17th day of June, 2021.

BY: [Signature]
Joyce Rae Xavier

STATE OF NEVADA
COUNTY OF Washoe

This instrument was acknowledged before me on this 17 day of June, 2021 by Joyce Rae Xavier.

[Signature]
Notary Public



SPACE BELOW FOR RECORDER

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1418-15-110-003
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$0.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$
 c. Transfer Tax Value: \$0.00
 d. 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 between spouses
 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 parties agree 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: _____ Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Joyce Rae Xavier</u>	Print Name: <u>Bernard Xavier</u>
Address: <u>30 Lake Front Drive B #30</u>	Address: <u>30 Lake Front Drive B #30</u>
City: <u>Glenbrook</u>	City: <u>Glenbrook</u>
State: <u>NV</u> Zip: <u>89413</u>	State: <u>NV</u> Zip: <u>89413</u>

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)

Print Name: First Centennial Title Company of Nevada Esc. #: 21017336-KOT
 Address: 937 Tahoe Blvd, Ste 130
 City: Incline Village State: NV Zip: 89451

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED