

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:



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KAREN ELLISON, RECORDER

PARCEL NUMBER: 1220-22-410-146

WHEN RECORDED RETURN TO:

Christopher D. Ballard
1362 US Hwy 395, Ste 10247
Gardnerville, Nevada, 89410

WARRANTY DEED

THE GRANTOR(S),

- Christopher D. Ballard, an unmarried man, a single person,

for and in consideration of: One Dollar (\$1.00) and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- **Christopher D. Ballard, an unmarried man and Tamyra Tracy Valentine, a married woman, as her sole and separate property, as joint tenants with right of survivorship the real property located at 615 Jill Drive, Gardnerville, Douglas County, Nevada, 89410,** the following described real estate, situated in Gardnerville, in the County of Douglas, State of Nevada:

Legal Description: See attached *Schedule A*

Description is as it appears in Document No. 910943, Official Records, Douglas County, Nevada.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions,

rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 1220-22-410-146Mail

Tax Statements To:
Christopher D. Ballard
1362 US Hwy 395, Ste 10247
Gardnerville, Nevada 89410

Grantor Signatures:

DATED: 10-2-2021

Christopher D. Ballard

Christopher D. Ballard, an unmarried man

STATE OF ARIZONA)
) ss
COUNTY OF MOHAVE)

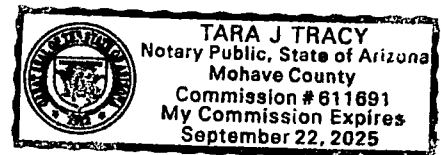
On 10/2/2021, 2021 before me, TARA J. TRACY, (here insert name and title of the officer), personally appeared Christopher D. Ballard, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of Arizona that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Tara J. Tracy
Signature
Expiration date: 9-22-2025

(Seal)



**SCHEDULE A
LEGAL DESCRIPTION OF REAL PROPERTY**

ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS,
STATE OF NEVADA, DESCRIBED AS FOLLOWS: LOT 958, AS SHOWN ON THE MAP OF
GARDNERVILLE RANCHOS UNIT NO. 7. FIELD FOR RECORD IN THE OFFICE OF THE
COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON MARCH 27, 1974, IN BOOK
374, PAGE 676, AS DOCUMENT NO. 72456

COPY

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
a) 1220-22-410-146
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
BOOK _____ PAGE _____
DATE OF RECORDING: _____
NOTES: _____

3. Total Value/Sales Price of Property: \$180,991.00
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: \$180,991.00
Real Property Transfer Tax Due: \$705.90

4. If Exemption Claimed:
a. Transfer Tax Exemption per NRS 375.090, Section # _____
b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: 50.00 %

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 Christopher D. Ballard Capacity Grantor

Signature Tamyra Tracy Valentine Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Christopher D. Ballard
Address: 1362 US Hwy 395, Ste 10247
City: Gardnerville
State: Nevada Zip: 89410

Print Name: Tamyra Tracy Valentine
Address: 1362 US Hwy 395, Ste 10247
City: Grandnerville
State: Nevada Zip: 89410

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____