

DOUGLAS COUNTY, NV

2021-976904

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

11/12/2021 09:15 AM

MAUPIN, COX & LEGOY

KAREN ELLISON, RECORDER

E03

APN: 1318-23-812-004

**RECORDING REQUESTED BY:**

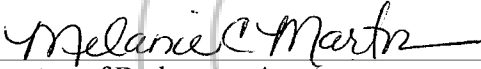
Michaelle D. Rafferty, Esq.  
Maupin, Cox & LeGoy  
P. O. Box 30,000  
Reno, NV 89520

**AFTER RECORDATION, RETURN  
DEED AND MAIL FUTURE  
PROPERTY TAX STATEMENTS TO:**

John O. Martin, Jr. and  
Melanie C. Martin  
P. O. Box 3236  
Stateline, NV 89449

NRPTT: -0-

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons per N.R.S.  
239B.030.

  
Signature of Declarant or Agent

**GRANT, BARGAIN AND SALE DEED**

Without consideration, John Martin and Melanie Martin, husband and wife, as community property, hereby grant, bargain and sell with full warranty of title to John O. Martin, Jr. and Melanie C. Martin, husband and wife, as community property with right of survivorship, all of their right, title, and interest in the real property located at 178 Hall Court, Stateline, Douglas County, Nevada, the legal description of which is more particularly described as follows:

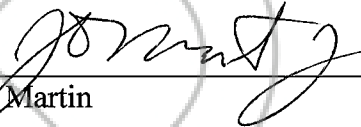
LOT 7, BLOCK A, AS SHOWN ON THE OFFICIAL MAP OF  
KINGSBURY HEIGHTS SUBDIVISION, FILED IN THE OFFICE OF  
THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF  
NEVADA, ON AUGUST 5, 1959, AS DOCUMENT NO. 14738.

This conveyance is subject to the following liens and encumbrances:

1. All monetary liens and encumbrances of record, if any.
2. General, special, and any supplemental county taxes and assessments not delinquent.
3. Covenants, conditions, restrictions, reservations, easements, and rights-of-way of record, if any.

Together with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

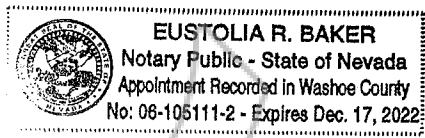
Dated this 20 day of October, 2021.

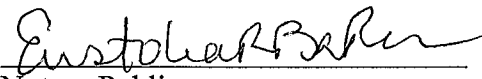
  
 \_\_\_\_\_  
 John Martin

  
 \_\_\_\_\_  
 Melanie Martin

STATE OF NEVADA        )  
                                   ) ss.  
 COUNTY OF WASHOE    )

This Grant, Bargain and Sale Deed was acknowledged before me on 10/20, 2021, by John Martin and Melanie Martin, husband and husband.



  
 \_\_\_\_\_  
 Notary Public

# STATE OF NEVADA DECLARATION OF VALUE

1. **Assessor Parcel Number (s)**

- a) 1318-23-812-004
- 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

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

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
Transfer Tax Value: \$ \_\_\_\_\_  
Real Property Transfer Tax Due: \$ Exempt

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per NRS 375.090, Section : 3
- b. Explain Reason for Exemption: Transfer without consideration recognizing true status of title ownership 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 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 *John Martin, Jr.* Capacity: Grantor/Grantee  
John Martin, and John O. Martin, Jr.

Signature *Melanie Martin* Capacity: Grantor/Grantee  
Melanie Martin, and Melanie C. Martin

**SELLER (GRANTOR) INFORMATION**

Print Name: John Martin and  
Melanie Martin  
Address: P. O. Box 3236  
City: Stateline  
State: NV Zip: 89449

**BUYER (GRANTEE) INFORMATION**

Print Name: John O. Martin, Jr. and  
Melanie C. Martin  
Address: P. O. Box 3236  
City: Stateline  
State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING**(Required if not the Seller or Buyer)

Print Name: Maupin, Cox & LeGoy Escrow # N/A  
Address: 4785 Caughlin Parkway  
City: Reno State: Nevada Zip: 89520

(As a Public Record this Form May Be Recorded)