

DOUGLAS COUNTY, NV

2021-978326

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

12/13/2021 02:04 PM

TICOR TITLE INCLINE VILLAGE - 264 VILLAGE BLVD

KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO:
Kimberly M. Ferguson
471 Rosewood Ave.
San Jose, CA 95117

MAIL TAX STATEMENTS TO:
Kimberly M. Ferguson
471 Rosewood Ave.
San Jose, CA 95117

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. 2107643-SLP
APN 1318-23-310-039
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Shaun Francis Ferguson, spouse of the Grantee herein

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

Kimberly M. Ferguson, a married woman as her 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.

Signature and notary acknowledgement on page two.

34C3C6FC-2CD3-4225-BEBF-85357D6CEA0D ... 2021/12/13 10:44:34 -8:00 ... Remote Notary



shawn francis ferguson

Shaun Francis Ferguson

STATE OF Nevada
COUNTY OF Clark

LESLIE VELOZ
NOTARY PUBLIC
STATE OF NEVADA
Commission # 21-4818-01
My Appt. Expires August 27, 2025

} SS:

This instrument was acknowledged before me on December 13, 2021
by Shaun Francis Ferguson

Leslie Veloz
NOTARY PUBLIC

This document was notarized online using two-way audio and video recording technology

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02107643.

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Escrow No. 2107643-SLP

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 13 , in Block B, as shown on the Official Amended Map of LAKE VILLAGE UNIT NO. 1, recorded in the office of the County Recorder of Douglas County, Nevada, June 29, 1970, in Book 1 of Maps, Page 118, Document No. 48573, and the Second Amended Map to the "AMENDED MAP OF LAKE VILLAGE UNIT NO. 1", recorded on December 28, 1971, in Book 95, Page 76, as File No. 56077.

APN: 1318-23-310-039

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**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-23-310-039
 b) _____
 c) _____
 d) _____

2. Type of Property:

a) <input type="checkbox"/>	Vacant Land	b) <input type="checkbox"/>	Single Fam. Res.
c) <input checked="" 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) \$ _____
 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 [Signature] Capacity Escrow Assistant
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Shaun Francis Ferguson</u>	Print Name: <u>Kimberly M. Ferguson</u>
Address: <u>471 Rosewood Ave.</u>	Address: <u>471 Rosewood Ave.</u>
City: <u>San Jose</u>	City: <u>San Jose</u>
State: <u>CA</u> Zip: <u>95117</u>	State: <u>CA</u> Zip: <u>95117</u>

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2107643-030-SLP
 Address: 5441 Kietzke Lane, #100
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)