

DOUGLAS COUNTY, NV

2021-978340

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

12/13/2021 03:19 PM

TICOR TITLE - CC (NVTH3K)

KAREN ELLISON, RECORDER

E05

**WHEN RECORDED MAIL TO:**

James Straw  
1400 Stephanie Way  
Minden, NV 89423

**MAIL TAX STATEMENTS TO:**

Same as above

Escrow No. 2107652-DC1

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)

APN No.: 1420-27-401-009

R.P.T.T. \$-0-

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Bonita J Dion, spouse of the Grantee herein

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to James Straw, a married man his sole and separate property

**all that real property situated in the County of Douglas, State of Nevada, described as follows:**  
The Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of the Southwest 1/4 of Section 27,  
Township 14 North, Range 20 East, M.D.B.&M.

**Excepting therefrom all that portion of said land as contained in Document recorded on November 20, 2014 as Document No. 2014-853075, Official Records.**

APN: 1420-27-401-009

**Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.**


**Signature and notary acknowledgement on page two.**

  
Bonita J. Dion

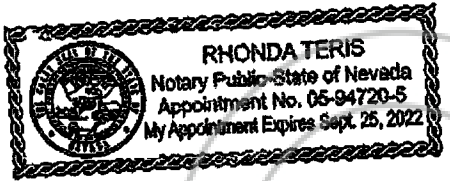
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on December 11, 2021  
by Bonita J. Dion

  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02107652.



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

a) 1420-27-401-009  
 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**  
 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 Bonita J. Dion Capacity Grantor  
 Signature James Straw Capacity Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Bonita J Dion  
 Address: 1404 Stephanie Way  
 City: Minden  
 State: NV Zip: 89423

Print Name: James Straw  
 Address: 1404 Stephanie Way  
 City: Minden  
 State: NV Zip: 89423

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2107652-DC1  
 Address: 5441 Kietzke Lane, #100  
 City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)