

APN: 1420-33-810-058

Escrow No. 2113816

RPTT: \$0.00

When Recorded Return to:

Nicole Harper

1360 Johnson Lane

Minden, NV 89423

Mail Tax Statements to:

Grantee same as above.

---

**Grant, Bargain and Sale Deed  
(SPOUSAL)**

THIS INDENTURE WITNESSETH: That Jack Robert Smodey Jr., spouse of the Grantee herein

For no consideration, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to Nicole Harper, a married woman as her sole and separate property

All that real property situated in the City of Minden, County of Douglas, State of Nevada, described as follows:

See Exhibit "A" attached hereto and made a part hereof.

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

The Grantor named herein above, hereby releases all his/her rights, title and community property interest he/she may have or be presumed to have in connection with the subject property, now and in the future, without recourse.

Witness my/our hand(s) this 22 day of December, 2021

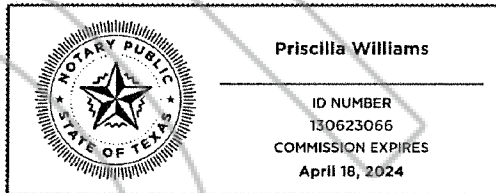
Jack Robert Smodey Jr  
Jack Robert Smodey Jr

STATE OF Texas

COUNTY OF Bastrop

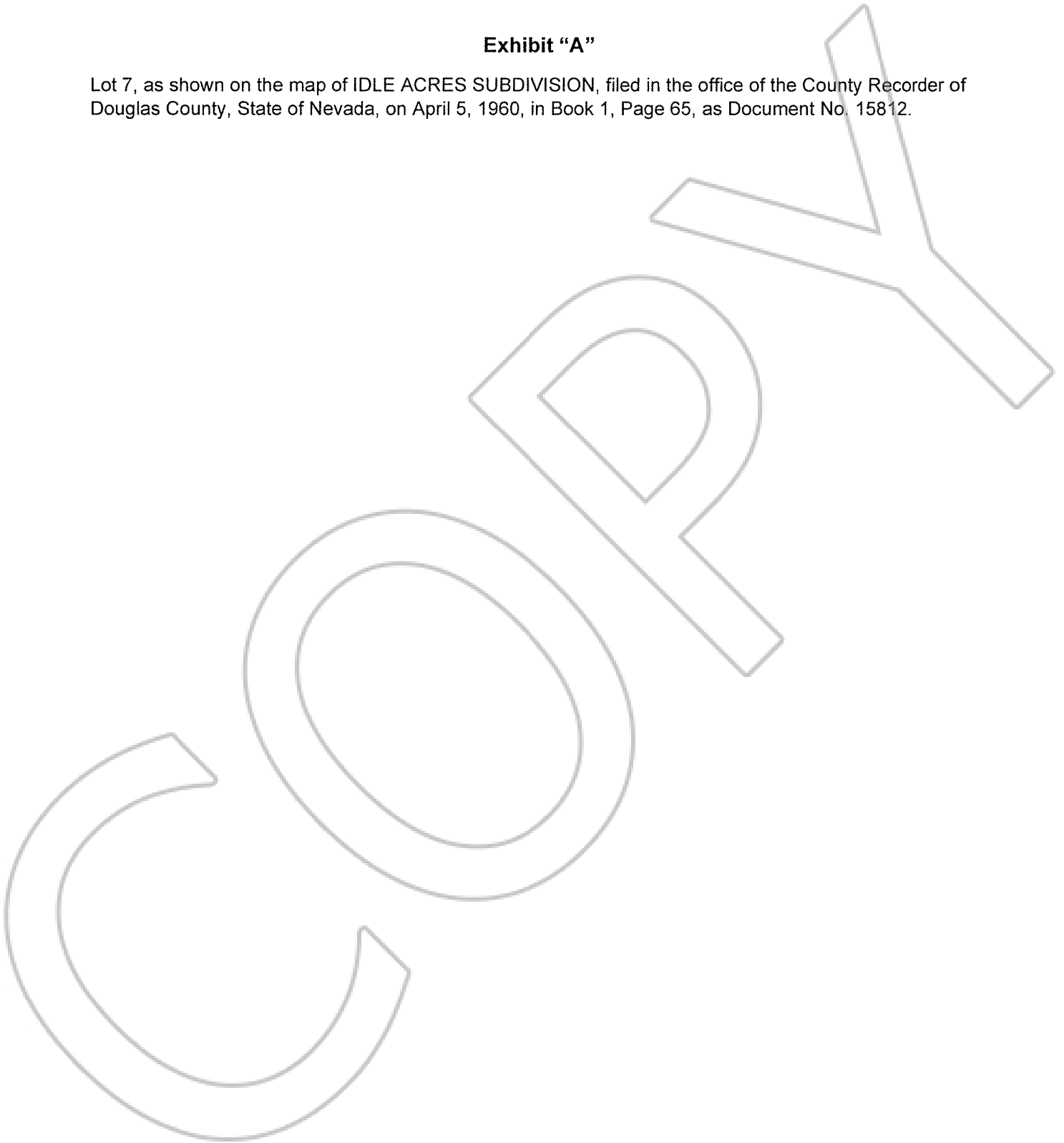
This instrument was acknowledged before me on this 22 day of December by Jack Robert Smodey Jr.\*\*\*  
Notarized online using audio-video communication

Priscilla Williams  
NOTARY PUBLIC



**Exhibit "A"**

Lot 7, as shown on the map of IDLE ACRES SUBDIVISION, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 5, 1960, in Book 1, Page 65, as Document No. 15812.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1420-33-810-058  
 b.  
 c.  
 d.

2. Type of Property
- |  |  |
|--|--|
| a. <input type="checkbox"/> Vacant Land        | b. <input checked="" type="checkbox"/> Single Family Residence |
| c. <input type="checkbox"/> Condo/Townhouse    | d. <input type="checkbox"/> 2 – 4 Plex                         |
| e. <input type="checkbox"/> Apartment Building | f. <input type="checkbox"/> Commercial/Industrial              |
| g. <input type="checkbox"/> Agricultural       | h. <input type="checkbox"/> Mobile Home                        |
| i. <input type="checkbox"/> Other              |  |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.
- |   |             |
|---|-------------|
| a. Total Value/Sales 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 Exempt Claimed:
- a. Transfer Tax Exemption, per 375.090, Section: 5
- b. Explain reason for exemption: Spouse releasing interest in property

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 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: [Signature] as agent for Capacity: Grantor/Grantee

Signature: \_\_\_\_\_ Capacity: \_\_\_\_\_

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

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

Print Name: Jack Robert Smodey Jr  
 Address: 1360 Johnson Lane  
 City: Minden  
 State: Nevada

Print Name: Nicole Harper  
 Address: 1360 Johnson Lane  
 City: Minden  
 State: Nevada

Zip: 89423 State: Nevada Zip: 89423

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

Print Name: Toiyabe Title File Number: 2113816  
 Address: 6774 S McCarran Blvd Suite 102  
 City: Reno State: NV Zip: 89509

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)