

DOUGLAS COUNTY, NV **2021-978860**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3 12/23/2021 03:23 PM
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER E05

WHEN RECORDED MAIL TO:
Stephanie A. Dubrasky-Richmond
31 Harbour Road
Northbridge, NSW 2063
Australia

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

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. 2107972-RLT
APN No.: 1420-08-611-005
R.P.T.T. 0

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Donald Richmond, husband of the grantee
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to
Stephanie A. Dubrasky-Richmond 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.

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

Donald Richmond

Donald Richmond

STATE OF Nevada
COUNTY OF Clark

} ss:

This instrument was acknowledged before me on 12/13/2021
by Donald Richmond

NOTARY PUBLIC



Escrow No. 2107972-RJLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 710, as set forth on Final Map Number LDA #99-054-7 SUNRIDGE HEIGHTS III, UNIT 7, a Planned Unit Development, filed in the office of the County Recorder of Douglas County, State of Nevada on June 6, 2005 in Book 0605, Page 1632, Document No. 646054.

APN: 1420-08-611-005



Douglas County Recorder's Office

Karen Ellison, Recorder

<http://recorder.co.douglas.nv.us>

kellison@co.douglas.nv.us

(775) 782-9027

LEGIBILITY NOTICE

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.

Signature

December 23, 2021

Date

Tammy May

Printed Name

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-08-611-005
 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. a. Total Value/Sales Price of Property: \$ 0.0
 b. Deed in Lieu of Foreclosure Only (value of property) \$ 0.0
 c. Transfer Tax Value \$ _____
 d. Real Property Transfer Tax Due: \$ 0.0

4. **If Exemption Claimed**
 a. Transfer Tax Exemption, per NRS 375.090, Section#5 _____
 b. Explain Reason for Exemption: Transferring to spouse 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 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] Capacity Asen
 Signature _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Donald Richmond
 Address: 31 Baroona Rd
 City: Northbridge
 State: Australia Zip: NSW2063

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Stephanie A Dubrasky-Richmond
 Address: 31 Baroona Rd
 City: Northbridge
 State: Australia Zip: NSW 2063

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02107972-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED