DOUGLAS COUNTY, NV RPTT:\$0.00 Rec:\$40.00

2021-978860

\$40.00 Pgs=3

12/23/2021 03:23 PM

TICOR TITLE - GARDNERVILLE KAREN ELLISON, RECORDER

E05

WHEN RECORDED MAIL TO: Stephanie A. Dubrasky-Richarond 31 Haroom 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.:

1.020-08-611-005

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.

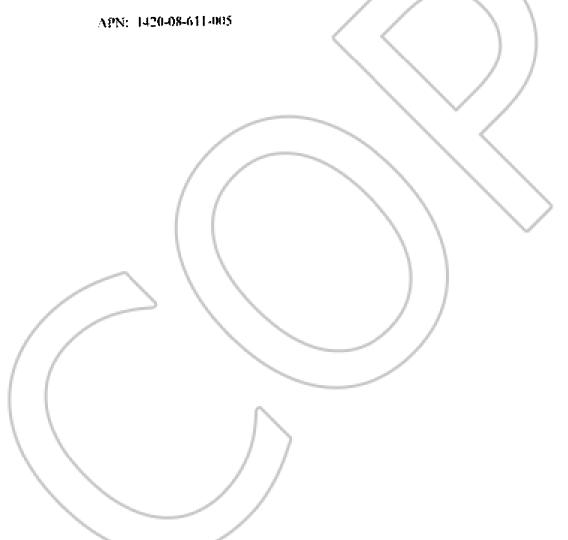
Donald Richmond	
Donald Richmond	
STATE OF Nevada } ss:	12/13/2021
This instrument was acknowledged before me on	12/13/2021
by Donald Richmond	
1/2-	LAURA KIRANI
NOTARY PUBLIC	Notary Public, State of Nevada Appointment No. 21-7645-01

Escrow No. 2107972-RLT

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.





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.

	Taming May		
		\ \[December 23,2021
Signature	/ /		ate
))	
Tammy May		//	
Printed Name			

STATE OF NEVADA DECLARATION OF VALUE FORM

Assessor Parcel Number(s)	\ \
a. <u>1420-08-6†1-005</u>	\ \
b	_ \ \
С.	~ \ \
d.	
2. Type of Property:	
a. □ Vacant Land b. ✓ Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	Book Page
e. ☐ Apt. Bidg f. ☐ Comm'l/Ind'l	Date of Recording:
g. Agricultural h. Mobile Home	Notes:
i. Other	
3. a. Total Value/Sales Price of Property:	/ \ \ \ \
	\$ 0.0
 b. Deed in Lieu of Foreclosure Only (value of property) c. Transfer Tax Value 	\$ 0.0
d. Real Property Transfer Tax Due:	3 00
	\$ 0.0
4. If Exemption Claimed	\ \ /
a. Transfer Tax Exemption, per NRS 375.090, Sec	
b. Explain Reason for Exemption: <u>Transferrir</u>	ng to spouse without consideration
P. D. H. L. D. L.	
5. Partial Interest: Percentage being transferred:	%
The undersigned declares and acknowledges, under pena 375.110, that the information provided is correct to the supported by documentation if called upon to substantiate parties agree that disallowance of any claimed exemption,	best of their information and belief, and can be the information provided herein. Furthermore, the
result in a penalty of 10% of the tax due plus interest at 19 and Seller shall be jointly and severally liable for any addition	per month. Pursuant to NRS 375,030, the Buyer
Signature XIIIZM	Capacity 1960
Signature	Capacity
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
	Print Name: Stephanie A Dubrasky-Richmond
	Address: 31 Baroona Rd
	City: Northbridge
State: Australia Zip: NSW2063	State: Australia Zip: NSW 2063
COMPANY/PERSON REQUESTING RECORD	
	scrow 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

Printed: 4/9/2010 12:31 PM by LD Escrow No.: 02107972-020-RLT