

DOUGLAS COUNTY, NV

2022-980410

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

01/28/2022 08:44 AM

FIRST AMERICAN TITLE INSURANCE COMPANY

KAREN ELLISON, RECORDER

E05

APN: 142007616047

R.P.T.T.: \$0.00

Exempt: (5)

Recording Requested By:

Gavin L. Smith

949 Opalite Drive

Carson City, NV 89705

After Recording Mail To:

Gavin L. Smith, et al

949 Opalite Drive

Carson City, NV 89705

Send Subsequent Tax Bills To:

Gavin L. Smith, et al

949 Opalite Drive

Carson City, NV 89705

GRANT, BARGAIN, AND SALE DEED

THIS INDENTURE WITNESSETH THAT, Gavin L. Smith, a married man, who acquired title as Gavin I. Smith, a single man, FOR GOOD AND VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL, AND CONVEY, to Gavin L. Smith and Ashley Enslow-Smith, husband and wife as joint tenants with right of survivorship and not as tenants in common, whose address is 949 Opalite Drive, Carson City, NV 89705,

ALL that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

MORE commonly known as: 949 Opalite Drive
Carson City, NV 89705

Subject To: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any.

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

WITNESS my/our hands, this 17th day of December, 2021.

[Signature]
Gavin L. Smith

STATE OF Nevada)

COUNTY OF Douglas)
SS

This instrument was acknowledged before me, this 17th day of December, 2021, by Gavin L. Smith.

NOTARY STAMP/SEAL

[Signature]
Notary Public

Notary Public - LSA
Title and Rank

My Commission Expires: 10/24/23

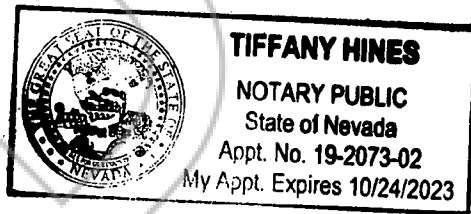


EXHIBIT A – LEGAL DESCRIPTION

The Land referred to herein below is situated in the City of CARSON CITY, County of DOUGLAS, State of Nevada, and is described as follows:

LOT 97 IN BLOCK B AS SHOWN ON THE MAP OF HIGHLAND ESTATES UNIT NO. 2, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JANUARY 27, 1978, AS DOCUMENT NO. 17090, OFFICIAL RECORDS.

Per NRS 111.312 – The Legal Description appeared previously in Deed, recorded on June 16, 2020, as Document No. 2020-947778 in Douglas County Records, Douglas County, Nevada.

COPY

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 142007616047
 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
 Other

FOR RECORDERS OPTIONAL USE ONLY
 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 Exemption Claimed:

a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: A transfer of title between spouse to spouse
Adding spouse to title for no 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: owner

Signature [Signature] Capacity: owner

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Gavin L. Smith
 Address: 949 Opalite Drive
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Gavin L. Smith and Ashley Enslow-Smith
 Address: 949 Opalite Drive
 City: Carson City
 State: NV Zip: 89705

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

Print Name: FIRST AMERICAN TITLE COMPANY
 Address: 4795 Regent Blvd, 1006-A
 City: Irving

Escrow # 493993
 State: TX Zip: 75063