

A.P.N. No.:	1022-10-001-096
R.P.T.T.	\$0.00
Recording Requested By:	
Mail Tax Statements To:	Same as below
When Recorded Mail To:	
Veronica Marie Hunt	
P.O. Box 13483	
Las Cruces, NM 88013	



GRANT, BARGAIN, SALE DEED


THIS INDENTURE WITNESSETH: That Jeffrey L. Hunt, spouse of the grantee herein for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Veronica Marie Hunt, a married woman as her sole and separate property, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: March 4, 2022



 Jeffrey L. Hunt

State of Texas)
 County of Madison) ss

This instrument was acknowledged before me on the 14th day of March, 2022
 By: Jeffrey L. Hunt

Signature: 
 Notary Public

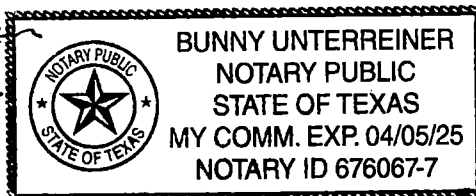


EXHIBIT "A" LEGAL DESCRIPTION

A parcel of land located within a portion of Section 10, Township 10 North, Range 22 East, Douglas County, Nevada, described as follows:

BEGINNING at the southwest corner of Lot 62 per the Plat of Topaz Ranch Estates Unit No. 2, filed for record February 20, 1967 in the office of Recorder, Douglas County, Nevada as Document No. 35464;

thence along the west boundary of said Lot 62, North $10^{\circ}35'55''$ West, 196.63 feet to the northwest corner of said Lot 62;

thence South $86^{\circ}20'43''$ East, 450.00 feet to the northeast corner of said Lot 62, said point falling on the west line of Clay Circle;

thence along said west line of Clay Circle, South $20^{\circ}21'58''$ West, 80.43 feet;

thence continuing along said west line of Clay Circle, along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 600.00 feet, central angle of $10^{\circ}18'39''$, arc length of 107.97 feet, and chord bearing and distance South $16^{\circ}53'10''$ West, 107.83 feet to the southeast corner of said Lot 62;

thence North $83^{\circ}47'44''$ West, 174.85 feet;

thence South $75^{\circ}11'46''$ West, 41.08 feet;

thence South $48^{\circ}24'09''$ West, 35.92 feet;

thence North $85^{\circ}05'37''$ West, 17.74 feet;

thence North $59^{\circ}06'09''$ West, 50.20 feet;

thence North $87^{\circ}39'53''$ West, 52.49 feet to the POINT OF BEGINNING containing 74,441 square feet, or 1.71 acres, more or less.

The Basis of Bearing for the description is South $83^{\circ}40'44''$ West, the northerly right-of-way line of Marble Court as shown on the Plat of Topaz Ranch Estates, Unit No. 2, filed for record February 20, 1967 in the office of Recorder, Douglas County, Nevada as Document No. 35464.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on April 7, 2021, as Document No. 2021-965035 of Official Records.

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1022-10-001-096
- 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: Husband deeding off to wife, 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 *Forthy Romero* Capacity *Owner*

Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jeffrey L. Hunt
Address: P.O. Box 13483
City: Las Cruces
State: NM Zip: 88013

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Veronica Marie Hunt
Address: P.O. Box 13483
City: Las Cruces
State: NM Zip: 88013

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

Print Name: _____ Escrow # _____
Address: _____
City: _____ State: _____ Zip: _____

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED