

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:	
Dorothy Marie Remenar	
P.O. Box 13483	
Las Cruces, NM 88013	



KAREN ELLISON, RECORDER E04

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Veronica Marie Hunt, a married woman as her sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Dorothy Marie Remenar, a single woman**, 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.

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

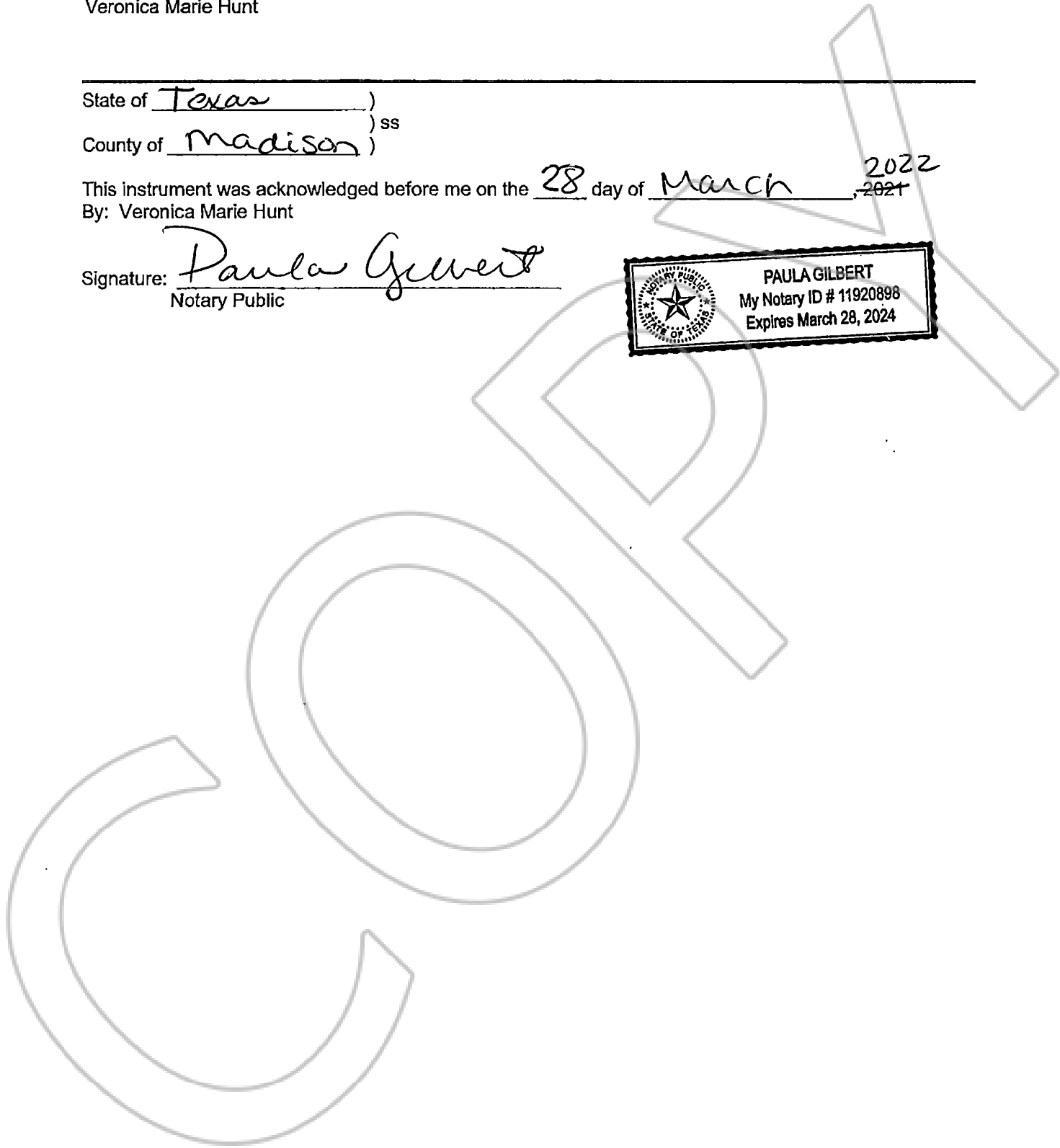
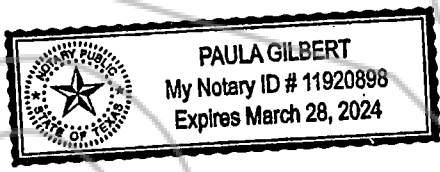
SIGNATURES AND NOTARY ON PAGE 2  
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Veronica Marie Hunt  
Veronica Marie Hunt

State of Texas )  
County of Madison ) ss

This instrument was acknowledged before me on the 28 day of March, ~~2021~~ 2022  
By: Veronica Marie Hunt

Signature: Paula Gilbert  
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 #4  
 b. Explain Reason for Exemption: Transfer from one joint tenant to remaining joint tenant  
Veronica Marie Hunt deeding off to Dorothy Marie Remenar Vesting doc no. 2021-965035

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.

*without consideration*

Signature Dorothy Remenar Capacity Owner  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION (REQUIRED)**  
 Print Name: Veronica Marie Hunt  
 Address: P.O. Box 13483  
 City: Las Cruces  
 State: NM Zip: 88013

**BUYER (GRANTEE) INFORMATION (REQUIRED)**  
 Print Name: Dorothy Marie Remenar  
 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