

DOUGLAS COUNTY, NV

**2022-984722**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

**05/06/2022 02:34 PM**

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E05

APN: 1022-05-000-002

R.P.T.T.:

Escrow No.: 22027878-KH

When Recorded Return To:

Todd Mashburn

445 Bliss Avenue

Clovis, CA 93611

Mall Tax Statements to:

Todd Mashburn

445 Bliss Avenue

Clovis, CA 93611

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Todd Mashburn, a married man as his sole and separate property**

do(es) hereby Grant, Bargain, Sell and Convey to

**Todd Mashburn and Doreen Mashburn, husband and wife as joint tenants.**

all that real property situated in the City of Wellington, County of Douglas, State of Nevada, described as follows:

**SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"**

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

Dated this 3 day of May, 2022.

Todd Mashburn  
Todd Mashburn

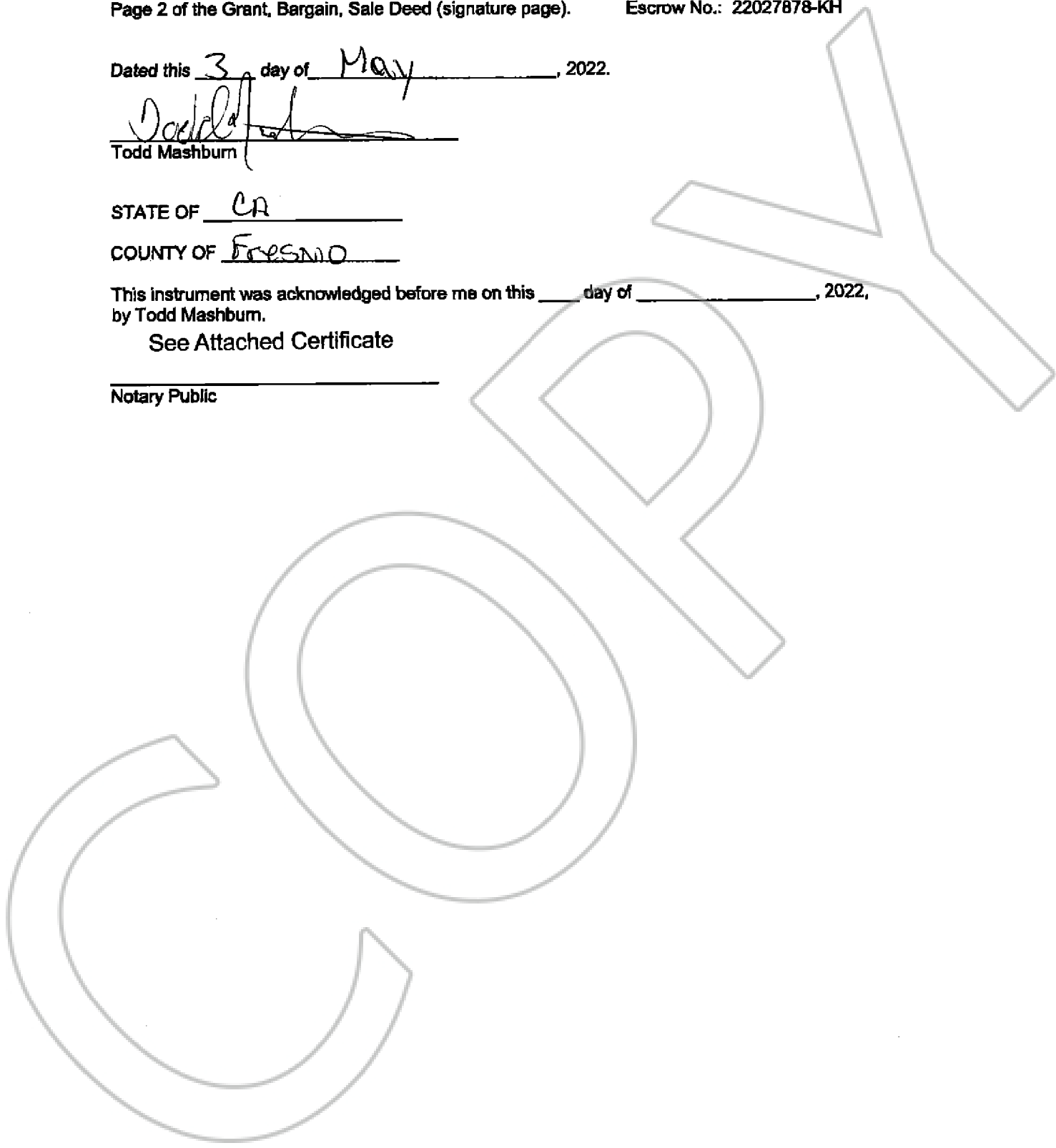
STATE OF CA

COUNTY OF FRESNO

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2022,  
by Todd Mashburn.

See Attached Certificate

\_\_\_\_\_  
Notary Public



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Fresno

On May 3, 2022 before me, Shanay L. Hinson, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared Todd Mashburn  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature [Handwritten Signature]  
Signature of Notary Public

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**  
 Title or Type of Document: Deed  
 Document Date: May 3, 2022 Number of Pages: \_\_\_\_\_  
 Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

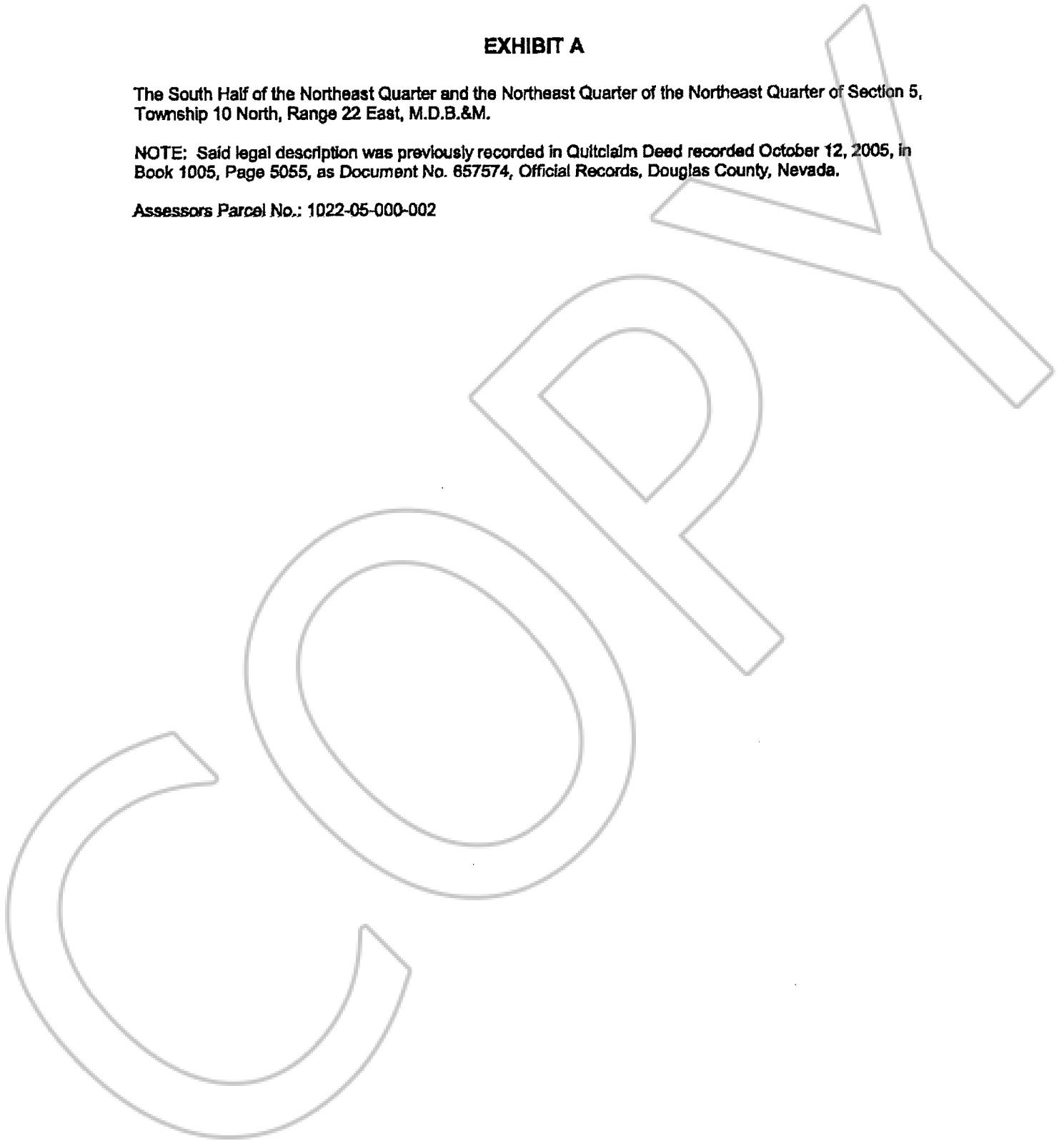
Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer – Title(s): _____	<input type="checkbox"/> Corporate Officer – Title(s): _____
<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner – <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer is Representing: _____	Signer is Representing: _____

**EXHIBIT A**

The South Half of the Northeast Quarter and the Northeast Quarter of the Northeast Quarter of Section 5,  
Township 10 North, Range 22 East, M.D.B.&M.

NOTE: Said legal description was previously recorded in Quitclaim Deed recorded October 12, 2005, in  
Book 1005, Page 5055, as Document No. 657574, Official Records, Douglas County, Nevada.

Assessors Parcel No.: 1022-05-000-002



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1022-05-000-002  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

2. Type of Property:  
 a)  Vacant Land      b)  Sgl. Fam. Residence  
 c)  Condo/Twnhse      d)  2-4 Plex  
 e)  Apt. Bldg.      f)  Comm'l/Ind'l  
 g)  Agricultural      h)  Mobile Home  
 Other: \_\_\_\_\_

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$0.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 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: Adding spouse to title

5. Partial Interest: Percentage Being Transferred: 100.00%  
 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 the 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: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Todd Mashburn  
 Address: 445 Bliss Avenue  
 City: Clovis  
 State: CA Zip: 93611

Print Name: Todd Mashburn and Doreen Mashburn  
 Address: 445 Bliss Avenue  
 City: Clovis  
 State: CA Zip: 93611

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22027878-KH  
 Address: 1450 Ridgeview Dr, Ste 100  
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED