

A.P.N. No.:	1022-15-001-096
File No.:	1774660 SA
Recording Requested By:	
Stewart Title Company	
When Recorded Mail To:	
James Duby and Lynn Duby	
3939 Granite Way	
Wellington, NV 89444	

(for recorders use only)

Grant, Bargain, Sale Deed
(Title of Document)

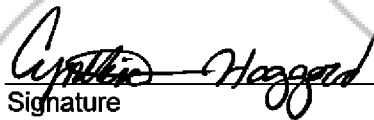
Please complete Affirmation Statement below:

- I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons. (Per NRS 239B.030)

-OR-

- I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does contain the social security number of a person or persons as required by law: _____

(State specific law)


Signature

Escrow Assistant
Title

Cynthia Haggard
Print Signature

This page added to provide additional information required by NRS 111.312 Sections 1 - 2 and NRS 239B.030 Section 4.

This cover page must be typed or printed in black ink.

(Additional recording fee applies)

RE-RECORD DOC # 2022-985628 TO CORRECT THE LEGAL DESCRIPTION

DOUGLAS COUNTY, NV **2022-985628**
RPTT:\$1170.00 Rec:\$40.00
\$1,210.00 Pgs=2 05/27/2022 08:28 AM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1022-15-001-096
R.P.T.T.	\$1,170.00
File No.:	1703311 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To: <i>Same as below</i>	
When Recorded Mail To:	
James Duby and Lynn Duby	
3939 Granite Way	
Wellington, NV 89444	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Thomas T. Hodge, widower** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James Duby and Lynn Duby, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 16, in Block V, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record November 16, 1970, in the office of the County Recorder of Douglas County, Nevada, as Document No. 50212.

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: May 19, 2022

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

Recorded Electronically
 ID: 2022-985428
 County: Douglas
 Date: 5/27/22 Time: 8:28A

A.P.N. No.:	1022-15-001-096
R.P.T.T.	\$1,170.00
File No.:	1703311 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
James Duby and Lynn Duby	
3939 Granite Way	
Wellington, NV 89444	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Thomas T. Hodge, widower** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **James Duby and Lynn Duby, husband and wife, as Joint Tenants with Rights of Survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 16, in Block V, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record November 16, 1970, in the office of the County Recorder of Douglas County, Nevada, as Document No. 50212.

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: May 19, 2022

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

Thomas T. Hodge
Thomas T. Hodge

State of Nevada)
County of Douglas) ss

This instrument was acknowledged before me on the 23 day of May, 2022
By: Thomas T. Hodge

Signature: M. Bowlen
Notary Public

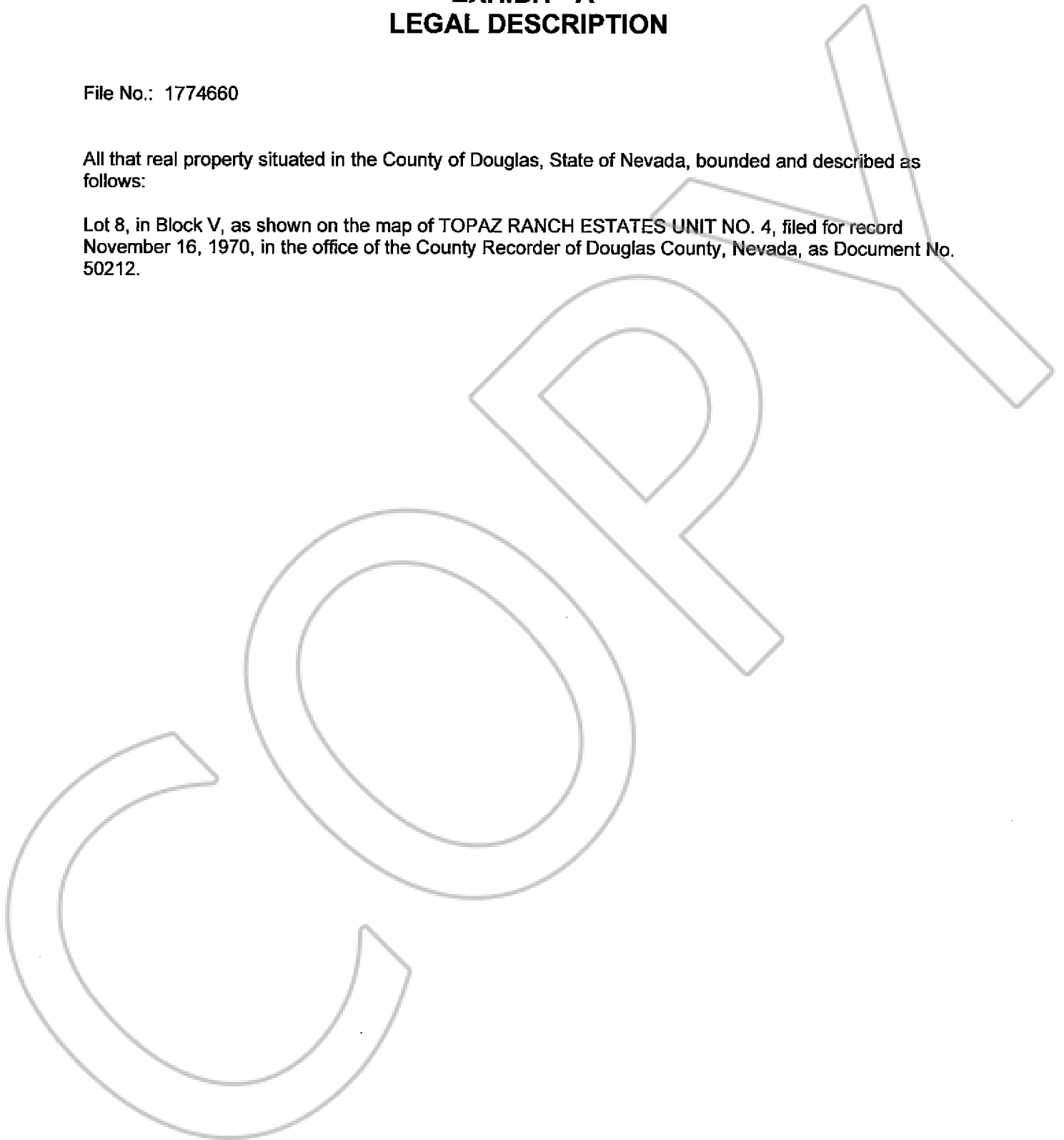


EXHIBIT "A" LEGAL DESCRIPTION

File No.: 1774660

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

Lot 8, in Block V, as shown on the map of TOPAZ RANCH ESTATES UNIT NO. 4, filed for record November 16, 1970, in the office of the County Recorder of Douglas County, Nevada, as Document No. 50212.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-15-001-096
 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 \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Re-record Doc # 2022-985628 Grant, Bargain, Sale Deed to correct the legal Description

5. Partial Interest: Percentage being transferred: 100 %
 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 *Thomas Hodge* Capacity _____ Escrow _____
 Signature _____ Capacity _____ Grantee _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Thomas T. Hodge
 Address: 3765 Sandstone Drive
 City: Wellington
 State: NV Zip: 89444

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: James Duby and Lynn Duby
 Address: 3939 Granite Way
 City: Wellington
 State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1774660 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410