

DOUGLAS COUNTY, NV

2022-988680

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/22/2022 02:22 PM

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E05

A.P.N.: 1419-03-002-061

RECORDING REQUESTED BY:
Signature Title Company LLC
212 Elks Point Road, Suite 445, P.O. Box 10297
Zephyr Cove, NV 89448

**MAIL RECORDED DOCS AND
TAX STATEMENTS TO:**

David C. Hutchinson
PO Box 2216
Sun Valley, ID 83353

Escrow No.: ZC3380-JL

RPTT 0.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Georgia R. Hutchinson, a married woman and spouse of the grantee

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

David C. Hutchinson, a married man as his sole and separate property

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

See Attached Exhibit "A"

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

Signature Page attached and made a part hereof.

x GRHA
Georgia R. Hutchinson

STATE OF ~~NEVADA~~ IDAHO } ss:
COUNTY OF BLAINE

This instrument was acknowledged before me on AUG. 18, 2022

by GEORGIA R. HUTCHINSON

[Signature]
Notary Public (seal)

CURTIS S. CHAMBERS
COMMISSION # 29919
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/18/28



LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Parcel 1

Lot 298 of CLEAR CREEK TAHOE-UNIT 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, state of Nevada, on November 18, 2016, as File No. 2017-904626, Official Records.

Parcel 2

Easements granted in that certain Master Declaration of Covenants, Conditions, and Restrictions and Reservation of Easements for Clear Creek Tahoe, recorded September 27, 2016 as Document No. 2016-888265, Official Records. And Amendments thereto recorded as document numbers 890755, 902099 and 916465.

APN: 1419-03-002-061

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1419-03-002-061
- 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 RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$0.00
 Transfer Tax Value ()
 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: transfer from spouse for lending purposes without 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] Grantor _____
 Signature [Signature] Grantee _____

SELLER (GRANTOR) INFORMATION
(Required)

Print Name: Georgia R. Hutchinson
 Address: PO Box 2216
Sun Valley ID 83353

BUYER (GRANTEE) INFORMATION
(Required)

Print Name: David C. Hutchinson
 Address: PO Box 2216
Sun Valley, ID 83353

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

Print Name: Signature Title Company LLC Escrow #: ZC3380-JL
 Address: 212 Elks Point Road, Suite 445, P.O. Box 10297, Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED