

DOUGLAS COUNTY, NV **2022-990415**  
RPTT:\$2925.00 Rec:\$40.00  
\$2,965.00 Pgs=3 **09/29/2022 03:41 PM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1319-34-002-015  
R.P.T.T.: \$2,925.00  
Escrow No.: 22030618-KH  
When Recorded Return To:  
Robert James Hensley and Rhonda Kay  
Hensley  
207 Woodys Place  
Gardnerville, NV 89460

Mail Tax Statements to:  
Robert James Hensley and Rhonda Kay  
Hensley  
207 Woodys Place  
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

### GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Abbie R. Alterman, a married woman, as her sole and separate property**

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

**Robert James Hensley and Rhonda Kay Hensley, husband and wife as community property as to an undivided 75% interest and Danny Ray Sharp, a single man as to an undivided 25% interest as tenants in common**

all that real property situated in the Town of Gardnerville, 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 29 day of September, 2022.

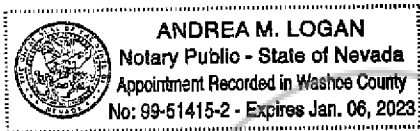
Abbie R. Alterman  
Abbie R. Alterman

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 29 day of September, 2022,  
by Abbie R. Alterman.

Andrea M. Logan  
Notary Public

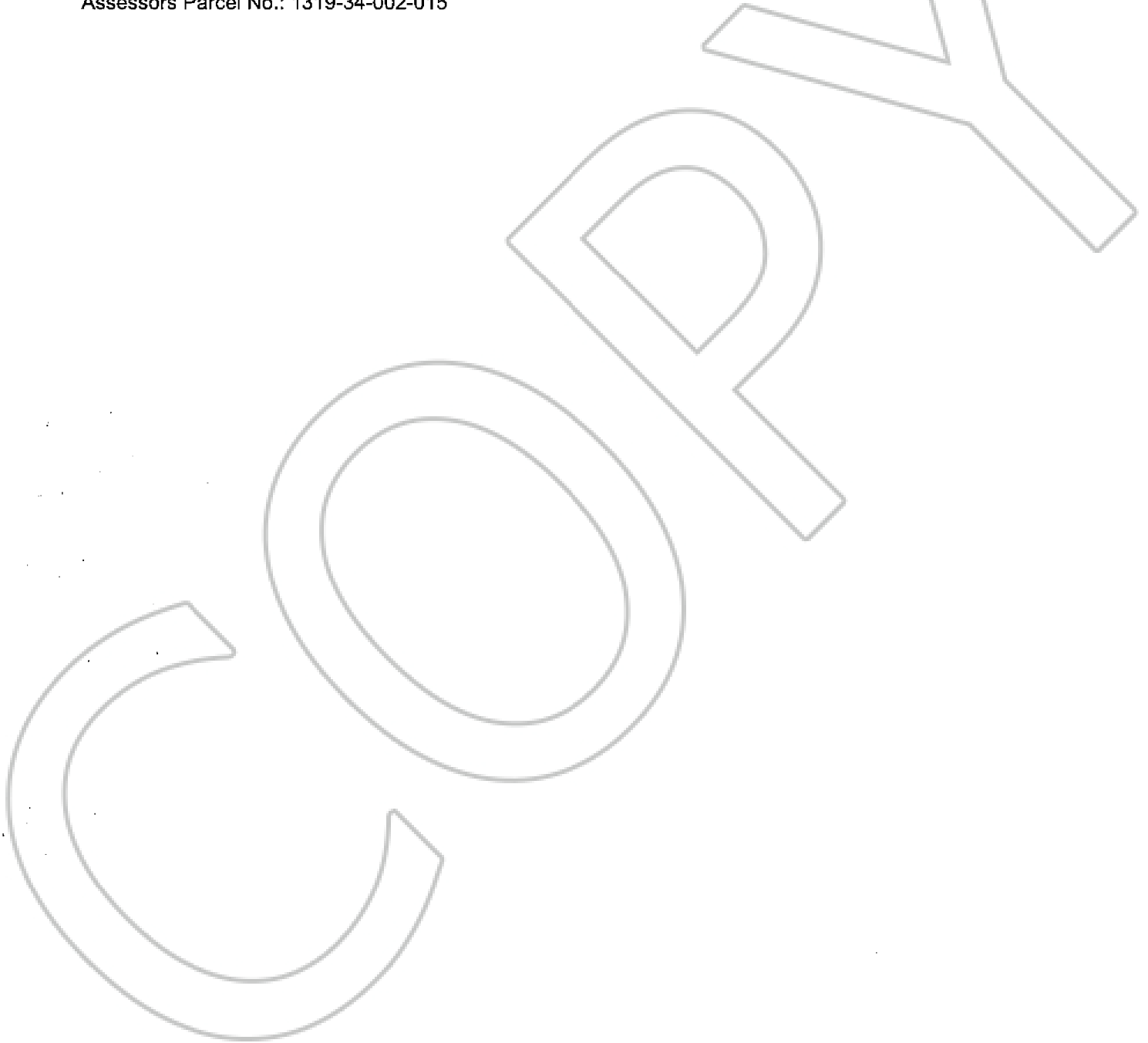


## EXHIBIT A

All that certain lot, piece or parcel of land situated in the Southwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$ , Section 34, Township 13 North, Range 19 East, County of Douglas, State of Nevada, further described as follows:

Parcel B-2, of a Parcel Map for DUBIN/DEACON, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on August 28th, 1990, in Book 890, at Page 2254, as Document No. 232415.

Assessors Parcel No.: 1319-34-002-015



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1319-34-002-015  
 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: \$750,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)  
 c. Transfer Tax Value: \$750,000.00  
 d. Real Property Transfer Tax Due: \$2,925.00

4. **IF EXEMPTION CLAIMED:**  
 a. Transfer Tax Exemption, per NRS 375.090, Section: \_\_\_\_\_  
 b. Explain Reason for Exemption: \_\_\_\_\_

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: *Abbie R. Alterman* Capacity: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

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

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

Print Name: <u>Abbie R. Alterman</u>	Print Name: <u>Robert James Hensley and Rhonda Kay Hensley and Danny Ray Sharp</u>
Address: <u>2085 Dant Blvd.</u>	Address: <u>207 Woodys Place</u>
City: <u>Reno</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89509</u>	State: <u>Nevada</u> Zip: <u>89460</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22030618-KH  
 Address: 1450 Ridgeview Dr, Ste 100  
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED