

DOUGLAS COUNTY, NV

2023-1002727

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

11/29/2023 02:28 PM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

E05

**WHEN RECORDED MAIL TO:**

Shawn David Holt  
5260 Bellingham Avenue #401  
Valley Village CA 91607

**MAIL TAX STATEMENTS TO:**

Same As Above

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.

(Pursuant to NRS 239b.030)

Escrow No. 2303433-RLT

APN 1220-16-412-016

R.P.T.T. \$0.00

Space Above for Recorder's Use Only

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That Betty Link, spouse of the grantee herein

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

Shawn David Holt, a married man as his sole and separate property

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.

Signature and notary acknowledgement on page two.

Betty Link  
Betty Link

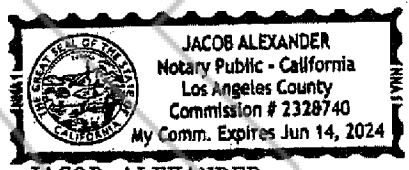
STATE OF NEVADA <sup>CA</sup> }  
COUNTY OF DOUGLAS <sup>Los Angeles</sup> } ss:

This instrument was acknowledged before me on 11-21-23

by Betty Link

[Signature]  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02303433.



JACOB ALEXANDER  
NOTARY PUBLIC - CALIFORNIA  
LOS ANGELES COUNTY  
COMMISSION #2328740  
MY COMM. EXPIRES JUN 14, 2024

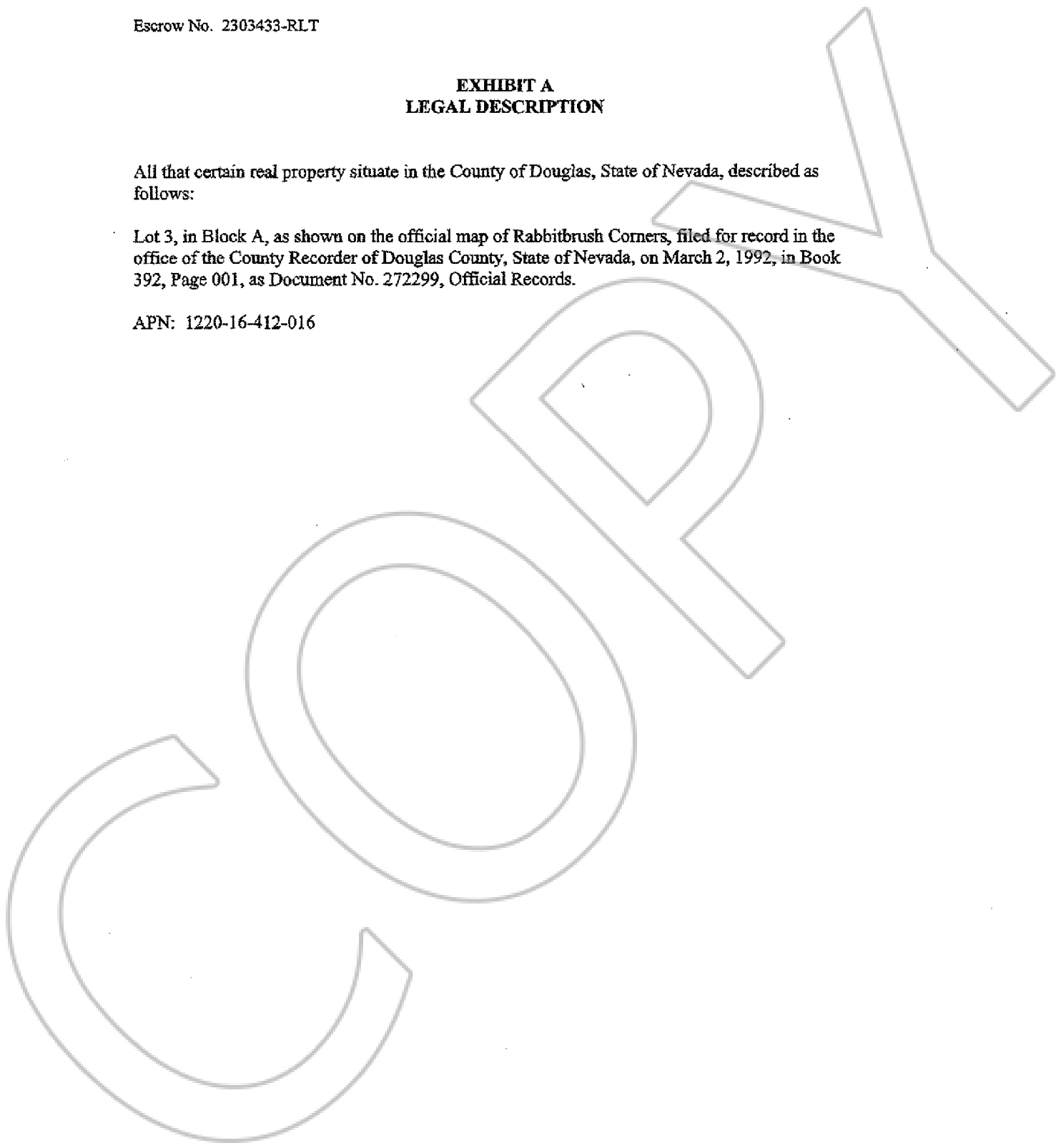
Escrow No. 2303433-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 3, in Block A, as shown on the official map of Rabbitbrush Corners, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 2, 1992, in Book 392, Page 001, as Document No. 272299, Official Records.

APN: 1220-16-412-016



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1220-16-412-016
- 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
- i)  Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
Notes:  
\_\_\_\_\_

**3. Total Value/Sales Price of Property:**

\$ \_\_\_\_\_  
Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
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 of title between spouses 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 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: \_\_\_\_\_

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

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

Print Name: BETTY LINK  
Address: 5260 Bellingham Ave #401  
City: Valley Village  
State: CA Zip: 91607

Print Name: Shawn David Holt  
Address: 5260 Bellingham Ave # 401  
City: Valley Village  
State: CA Zip: 91607

**COMPANY/PERSON REQUESTING RECORDING  
(REQUIRED IF NOT THE SELLER OR BUYER)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2303433-RLT  
Address: 5441 Kietzke Lane, #100  
City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)