

DOUGLAS COUNTY, NV

2023-995883

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

04/24/2023 02:04 PM

LANDMARK TITLE ASSURANCE AGENCY OF

SHAWNYNE GARREN, RECORDER

E05

A.P.N. No.:	1219-14-001-005
R.P.T.T.:	Exempt 5
Escrow No.:	106312
Recording Requested By: Landmark Title Assurance Agency of Nevada	
Mail Tax Statements To: Same as below	
When Recorded Mail To:	
Timothy J. Burkett	
495 Centerville Lane	
Gardnerville, NV 89460	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH THAT: Sarah Burkett, wife of the grantee herein

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to **Timothy J. Burkett**, a married man as his sole and separate property.

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

SEE EXHIBIT 'A' LEGAL DESCRIPTION  
ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.


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 GRANTEE'S SOLE AND SEPARATE PROPERTY.

Subject to:   1. Taxes for the current fiscal year, paid current  
                  2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

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

IN WITNESS WHEREOF, I/We have hereunto set by hand this April <sup>17</sup> ~~13~~, 2023.

**GRANTOR:**

  
\_\_\_\_\_  
**Sarah Burkett**


STATE OF Nevada )

COUNTY OF Douglas )

On April 17 2023  
appeared before me, a Notary Public,

By: Sarah Burkett

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

  
\_\_\_\_\_  
Notary Public (signature) (seal)



**Exhibit "A"**  
**LEGAL DESCRIPTION**

A parcel of land located within a portion of the Northwest one-quarter(NW ¼) of Section 14, Township 12 North, Range 19 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of Parcel No. 2 as shown on the Land Division Map for Gerald F. and Pamela F. J. Whitmire as recorded in Book 1286 on Page 552 as Document No. 146147 and also shown as the Northwest corner of Parcel J as shown in the Record of Survey for "Run Around Ranch" and recorded in Book 373 on Page 133 as Document No. 64581, Douglas County, Nevada, Recorder's Office, The Point of Beginning; Thence along the common boundary of the said two recorded maps, South 00°00'34" West 1515.79 feet; Thence North 62°25'31" West, 551.53 feet; Thence North 08°04'17" East, 1273.82 feet to the Southerly right of way of Centerville Lane as shown on said Land Division Map; Thence along said right of way South 89°52'00" East, 310.58 feet to The Point of Beginning.

Reference is hereby made to that certain Record of Survey to accompany lot line adjustments for Gerald F. Whitmire filed for record in the Office of the County Recorder of Douglas County, State of Nevada on December 23, 1988 in Book 1288, Page 3152, as Document No. 193174, of Official Records.

Further reference is hereby made to that Record of Survey for Robert & June Severson filed for record in the Office of the County recorder of Douglas County, Nevada on December 29, 1999, in Book 1299, Page 5228, as Document No. 483513, Official Records.

APN: 1219-14-001-005

**State of Nevada  
Declaration of Value**

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument #	_____
Book: _____	Page: _____
Date of Recording:	_____
Notes:	_____

1. Assessor Parcel Number(s)
- a) 1219-14-001-005 \_\_\_\_\_
- 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 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$0.00 \_\_\_\_\_

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 between spouse to spouse
- \_\_\_\_\_
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 therein. 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 *Sarah Burkett* Capacity Agent Grantor/Grantee

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

(REQUIRED)

Address: Sarah Burkett

City: 495 Centerville Lane

State: Gardnerville

Zip: Nevada Zip: 89460

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

Print Name: Timothy J. Burkett

Address: 495 Centerville Lane

City: Gardnerville

State: Nevada Zip: 89460

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

Landmark Title Assurance Agency of Nevada,

Print Name: LLC - Reno Escrow # 106312

Address: 1755 E. Plumb Lane, Suite 260

City: Reno State NV Zip 89502

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)