



SHAWNYNE GARREN, RECORDER E05

A.P.N.: 1220-09-810-081
File No:
R.P.T.T.:

When Recorded Mail To:

Debra Kay Ross
1020 Wagon Wheel Court
Gardnerville, NV 89460

GRANT, BARGAIN, SALE DEED

*THIS INDENTURE WITNESSETH: That **MISTY D. DEE, spouse of the grantee** herein*

*In consideration of 0.00 the receipt of which is hereby acknowledged, do hereby Grant, Bargain, sell and Convey to **DEBRA KAY ROSS, a married women, as her 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" ATTACHED HERETO AND MADE A PART HEREOF FOR FULL LEGAL DESCRIPTION

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Witness my hand this 30 day of May 2023

Misty D. Dee

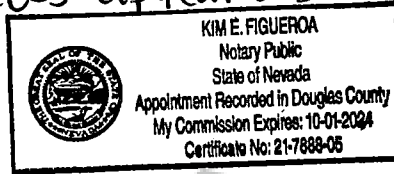
Debra Kay Ross

Dated: 30 day of May, 2023

Misty D. Dee, Debra Kay Ross.

Misty D. Dee and Debra K. Ross appeared before me,

STATE OF Nevada)
COUNTY OF Douglas) : ss.

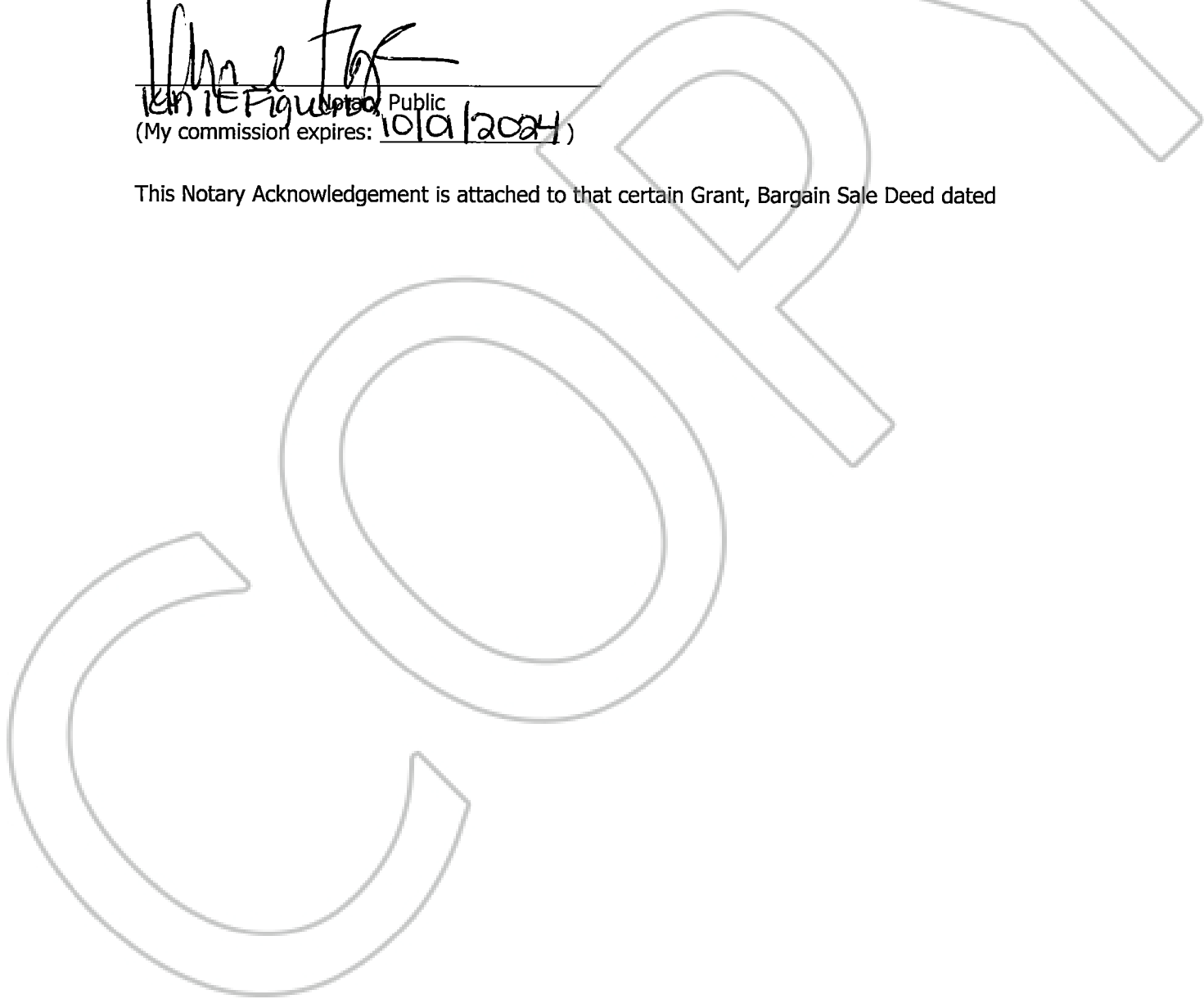


This instrument was acknowledged before me on May 30, 2023 by.



Kim E. Figueroa, Notary Public
(My commission expires: 10/01/2024)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated



"EXHIBIT A "

LEGAL DESCRIPTION

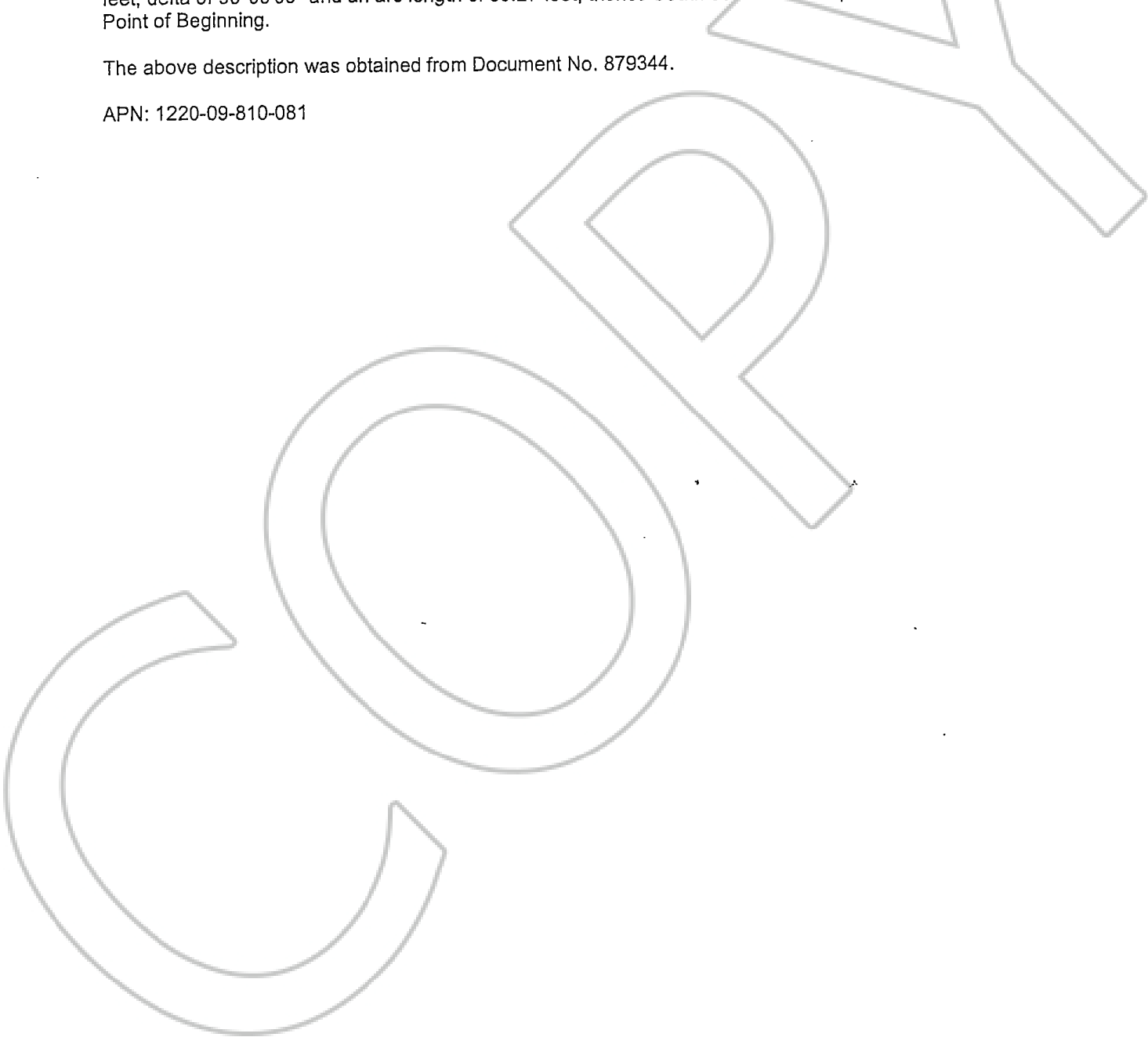
The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

A parcel of land located within a portion of the Southeast 1/4 of Section 9, Township 12 North, Range 20 East, Mount Diablo Baseline and Meridian, Douglas County, Nevada, described as follows:

Commencing at the Northeast corner of Lot 306 as shown on the official plat for Gardnerville Ranchos Unit No. 2, in Book 1 as Document No. 28377; thence North $89^{\circ}47'02''$ West, 200.07 feet to The Point of Beginning; thence South $00^{\circ}12'58''$ West, 200.00 feet; thence North $89^{\circ}47'02''$ West, 220.07 feet; thence North $00^{\circ}12'58''$ East, 175.00 feet; thence along the arc of a curve to the right having a radius of 25.00 feet, delta of $90^{\circ}00'00''$ and an arc length of 39.27 feet; thence South $89^{\circ}47'02''$ East, 195.07 feet to the Point of Beginning.

The above description was obtained from Document No. 879344.

APN: 1220-09-810-081



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1220-09-810-081
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$0
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0
 d) Real Property Transfer Tax Due \$0

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 5
 b. Explain reason for exemption: 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 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]
 Signature: [Signature]

Capacity: Grantor
 Capacity: Grantee

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

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

Print Name: misty D Ree
 Address: 1020 Wagon Wheel Ct
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Debra K Ross
 Address: 1020 Wagon Wheel Ct
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: _____ File Number: / _____
 Address _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)