

A.P.N. No.:	1219-03-002-068
R.P.T.T.	\$ 0.00
File No.:	2106039 BA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Valerie Wilkinson and Richard Wilkinson	
1275 Old Foothill Road	
Gardnerville, NV 89460	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Valerie Wilkinson, a married woman, as her sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Valerie Wilkinson and Richard Wilkinson, wife and husband, as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

A Parcel of land located within a portion of Section 3, Township 12 North, Range 19 East, Mount Diablo Base and Meridian, Douglas County, Nevada described as follows,

Commencing at the Northwest corner of Assessor's Parcel No. 19-060-36 which bears North 84°27'22" East, 1,737.24 feet from the East one-quarter (E1/4) corner of Section 3, Township 12 North, Range 19 East, M.D.B. & M. per Deed recorded in Book 274, at Page 623, as Document No. 54206, Douglas County, Nevada, Recorder's Office, thence South 05°30'27" East, 661.92 feet to the Point of Beginning, thence North 69°45'18" East, 744.20 feet; thence South 18°03'18" East, 226.92 feet, thence South 69°47'35" West, 794.35 feet; thence North 05°40'13" West, 233.74 feet to the Point of Beginning. Reference is made to Record of Survey to accompany a Boundary Line Adjustment for Ronald W. and Avis Erickson, filed for record April 23, 1991, in Book 491 of Official Records, Page 2974, as Document No. 248998.

NOTE: The above metes and bounds description appeared previously in that certain Deed recorded in the office of the County Recorder of Douglas County, Nevada on May 19, 2006 as Document No. 675389 of Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: August 21, 2023

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Valerie Wilkinson

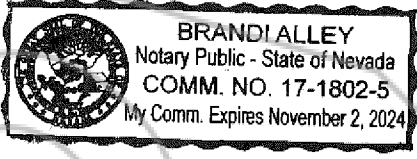
Valerie Wilkinson

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 23rd day of August, 2023
By: Valerie Wilkinson.

Signature: *Brandi Alley*
Notary Public

My Commission Expires: 11/2/24



COPY

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1219-03-002-068
 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 RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 0.00
 d. 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: Adding spouse without consideration

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 Valerie Wilkinson Capacity Grantor
 Signature Richard Wilkinson Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Valerie Wilkinson
 Address: 1275 Old Foothill Road
 City: Gardnerville
 State: NV Zip: 89460

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Valerie Wilkinson and Richard Wilkinson
 Address: 1275 Old Foothill Road
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 2106039 BA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED