

DOUGLAS COUNTY, NV

2024-1003877

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

01/12/2024 10:32 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E05

APN: 1419-12-610-022

R.P.T.T.: \$0.00

Escrow No.: 23038465-DR

When Recorded Return To:

Nicole L. Warren

810 San Jose Avenue

South Lake Tahoe, CA 96150

Mail Tax Statements to:

Nicole L. Warren

810 San Jose Avenue

South Lake Tahoe, CA 96150

SPACE ABOVE FOR RECORDER'S USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, **Edward McClain**, spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to **Nicole L. Warren, a married woman, as her sole and separate property** all that real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 26, of Valley View Subdivision #2, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on April 6th, 1964, as File No. 24786.

Assessors Parcel No.: 1419-12-610-022

It is the intent of Grantor herein to divest himself of any right, title and interest in and to the above described real property including any community property interest.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SPACE BELOW FOR RECORDER

Dated this 9 day of January, 2024.

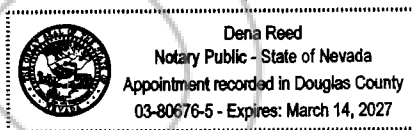
E McL
Edward McClain

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 9th day of January, 2024, by Edward McClain

Dena Reed
Notary Public



SPACE BELOW FOR RECORDER

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1419-12-610-022
 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: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due: \$0 _____

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: 5
 b. Explain Reason for Exemption: 1st degree consanguinity or affinity - spouses

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: [Signature] Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Edward McClain
 Address: 810 San Jose Avenue
 City: South Lake Tahoe
 State: CA Zip: 96150

Print Name: Nicole L. Warren, a married woman, as her sole and separate property
 Address: 810 San Jose Avenue
 City: South Lake Tahoe
 State: CA Zip: 96150

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038465-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED