

DOUGLAS COUNTY, NV **2024-1005074**  
 RPTT:\$0.00 Rec:\$40.00  
 \$40.00 Pgs=2 **02/27/2024 09:07 AM**  
 STEWART TITLE COMPANY - NV  
 SHAWNYNE GARREN, RECORDER E05

<b>A.P.N. No.:</b>	1220-24-201-010
<b>R.P.T.T.</b>	\$00.00
<b>File No.:</b>	2215365 MMB
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	Same as below
<b>When Recorded Mail To:</b>	
Marie C. Johnson	
1813 Sullivan Drive	
Gardnerville, NV 89410	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Kent R. Neddenriep, Spouse to the Grantee herein**, for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Marie C. Johnson, a married woman as her sole and separate property**, 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:

That portion of Lot 30, as shown on the Official Map of RUHENSTROTH RANCHOS SUBDIVISION, filed for record in the office of the County Recorder of Douglas County, Nevada, on April 14, 1965 as Document No. 27706, described as follows:

Parcel 2-B as shown on the Hilltop Parcel Map No. 2, being a resubdivision of Parcel 2 of the Hilltop Parcel Map as recorded in Book 977, Page 1606, as Document No. 13397, located in a portion of the Southwest 1/4 of the Northwest 1/4 of Section 24, T 12 N, R. 20 E, M.D.B. & M. Douglas County, Nevada, filed for record in the office of the County Recorder of Douglas County, Nevada on July 16, 1985, as Document No. 120239. Except therefrom all that portion of said land lying within the lines of Sullivan Lane.

**\*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.

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.

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: January 11, 2024

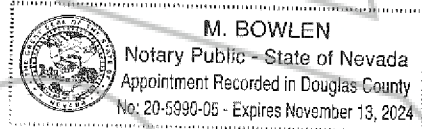
*Kent R. Neddenriep*  
Kent R. Neddenriep

State of Nevada                    )  
  ) ss  
County of Douglas                )

This instrument was acknowledged before me on the 11<sup>th</sup> day of January, 2024  
By: Kent R. Neddenriep

Signature: *M. Bowlen*  
Notary Public

My commission expires: 11/13/24



**COOPER**

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-24-201-010  
 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                      \$ 00.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \_\_\_\_\_  
 c. Transfer Tax Value:    \$ 00.00  
 d. Real Property Transfer Tax Due                              \$ 00.00

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Husband Deeding to Wife,  
No 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 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 *Kent R. Neddenriep*                      Capacity                      Grantor  
 Kent R. Neddenriep

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

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

Print Name: Kent R. Neddenriep  
 Address: 176 State Route 88  
 City: Gardnerville  
 State: NV    89460

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

Print Name: Marie C. Johnson  
 Address: 1813 Sullivan Drive  
 City: Gardnerville  
 State: NV    89410

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

Print Name: Stewart Title Company                      Escrow # 2215365 MMB  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville    State: NV                      Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED