

DOUGLAS COUNTY, NV

2024-1006266

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FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E05

APN: 1320-34-001-011

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

Escrow No.: 24040263-SA

When Recorded Return To:

Sandra D. Bailey

1115 Montecito Drive

Minden, NV 89423

Mail Tax Statements to:

Sandra D. Bailey

1115 Montecito Drive

Minden, NV 89423

SPACE ABOVE FOR RECORDER'S USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Kevin Bailey, spouse of Grantee , spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to Sandra Bailey, a married woman as her sole and separate property all that real property situate in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

See Exhibit A attached hereto and made a part hereof.

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 29 day of March, 2024.



Kevin Bailey

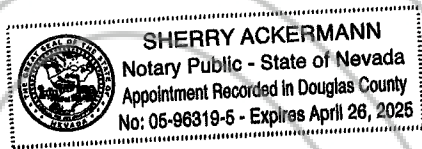
STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 29 day of March, 2024, by Kevin Bailey



Notary Public



SPACE BELOW FOR RECORDER

EXHIBIT "A"

All that certain lot, piece or parcel of land situate in and being a portion of the Northeast Quarter of Section 34, Township 13 North, Range 20 East, M.D.B.&M., more particularly described as follows:

Parcel No. 2, as shown on The Clark Parcel Map, being Lot "G" of Land Division Map of Lot 3 for G.P. Trucking, recorded January 21, 1982, in Book 182, Page 1358, as Document No. 64238, Official Records, Douglas County, Nevada.

Said Land being a portion of Parcel 3 G, as set forth on that certain Land Division Map of Lot 3 of John B. Anderson No. L.P.M. (Parcel 2) for G.P. Trucking, recorded March 25, 1981, as Document No. 54709, Official Records, Douglas County, Nevada.

Together with a non-exclusive easement for access and utilities over and across all those certain parcels of land designated as access and utilities easement as set forth on that certain Land Division Map of Lot 3 of John B. Anderson No. L.P.M. (Parcel 2) for G.P. Trucking, recorded March 25, 1981, as Document No. 54709, Official Records, Douglas County, Nevada.

Assessors Parcel No.: 1320-34-001-011

SPACE BELOW FOR RECORDER

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1320-34-001-011
 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: SA Capacity: Grantor ESCROW
 Signature _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Kevin Bailey, spouse of Grantee
 Address: 1115 Montecito Drive
 City: Minden
 State: NV Zip: 89423

Print Name: Sandra Bailey, a married woman as her sole and separate property
 Address: 1115 Montecito Drive
 City: Minden
 State: NV Zip: 89423

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24040263-SA
 Address: 1352 US Hwy 395 N, #114
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED