

DOUGLAS COUNTY, NV

2024-1008284

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

05/17/2024 02:37 PM

STEWART TITLE COMPANY - NV

SHAWNYNE GARREN, RECORDER

E05

<b>A.P.N. No.:</b>	1220-21-610-202
<b>R.P.T.T.</b>	\$0.00
<b>File No.:</b>	2303450 SAB
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Jeffrey Ryan Spencer	
1359 Windridge Drive	
Carson City, NV 89706	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Apreal Cloutier, spouse of the herein Grantee for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Jeffrey Ryan Spencer, a married man as his sole and separate property, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 503 of GARDNERVILLE RANCHOS UNIT NO. 6, according to the Map thereof, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

**\*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.

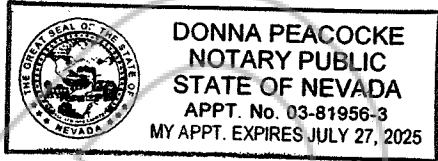
Apréal Cloutier  
Apréal Cloutier

State of Nevada )  
County of Carson City ) SS

This instrument was acknowledged before me on the 11 day of May, 2024  
By: Apréal Cloutier

Signature: Donna Peacocke  
Notary Public

My commission expires: 7-27-25



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-21-610-202  
 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: Spouse deeding off without 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 Jeffrey Ryan Spencer                      Capacity Grantee  
 Signature Apreal Cloutier                              Capacity Grantor

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Apreal Cloutier  
 Address: 1359 Windridge Dr  
 City: Carson City  
 State: NV                      Zip: 89706

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Jeffrey Ryan Spencer  
 Address: 1359 Windridge Dr  
 City: Carson City  
 State: NV                      Zip: 89706

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 2303450 SAB  
 Address: 5390 Kietzke Ln., Suite 101  
 City: Reno    State: NV                      Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED