

DOUGLAS COUNTY, NV

2024-1008427

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

05/23/2024 09:48 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E05

APN: 1420-05-417-002

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

Escrow No.: 23038353-SUB

When Recorded Return To:

John E. Groth

3694 Pulsar Lane #2

Carson City, NV 89705

Mail Tax Statements to:

John E. Groth

3694 Pulsar Lane #2

Carson City, NV 89705

SPACE ABOVE FOR RECORDER'S USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Therese Marie Groth, spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to John E. Groth, a married man as his sole and seperate property all that real property situate in the City of Carson City, 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 herself 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 6 day of May, 2024.

Therese Marie Groth
Therese Marie Groth

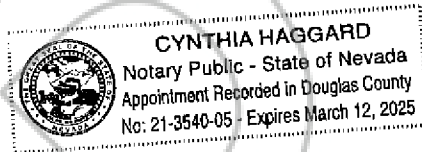
STATE OF NEVADA

CH

COUNTY OF ~~WASHOE~~ Douglas

This instrument was acknowledged before me on this 6 day of May, 2024 by Therese Marie Groth.

Cynthia Haggard
Notary Public



SPACE BELOW FOR RECORDER

EXHIBIT "A"

PARCEL 1:

Unit 2, of Building 7, of the Final Condominium Map DP 18-0244 for The Commons South at Valley Knolls, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on December 7th, 2021, as Document No. 2021-978119.

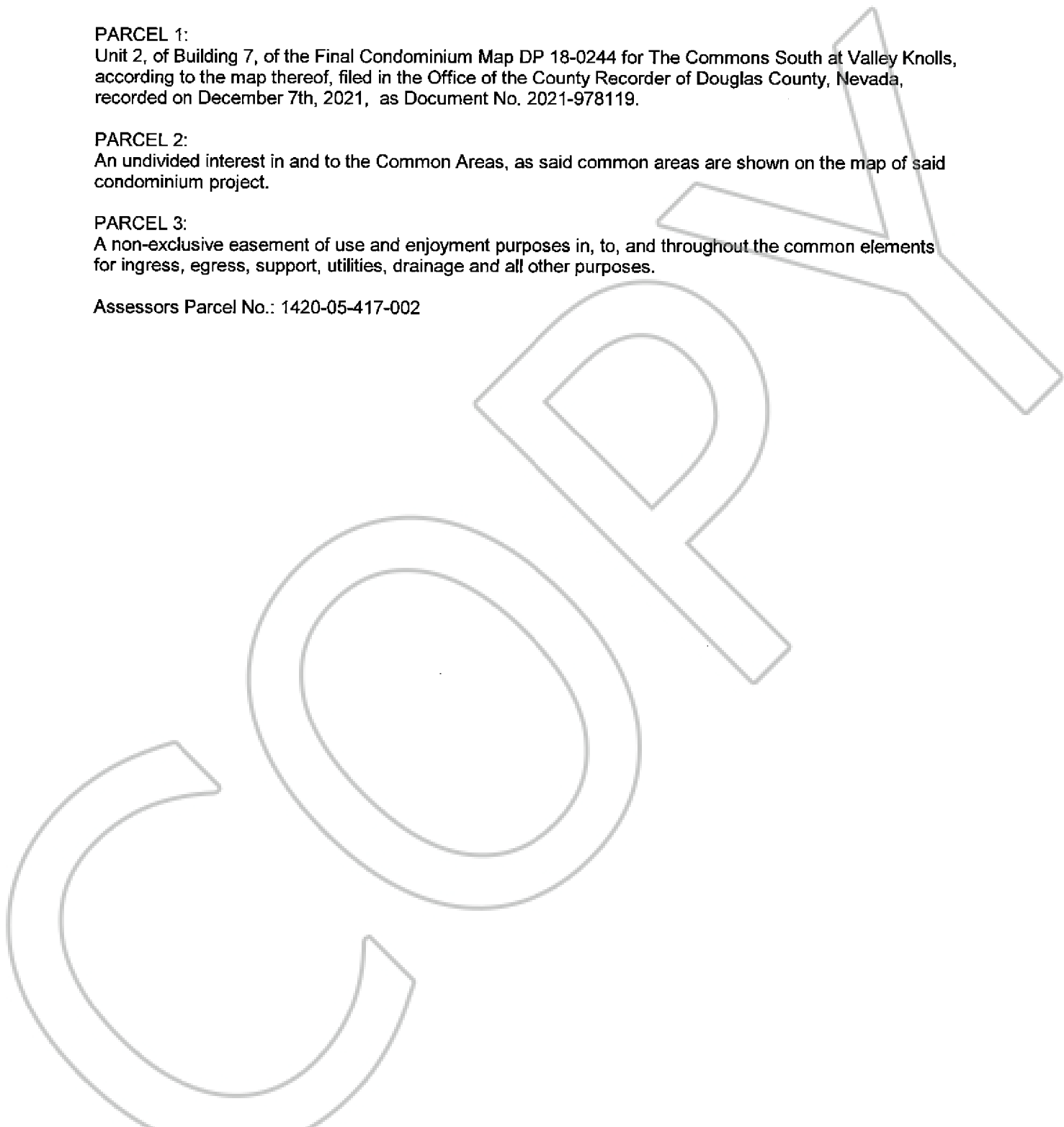
PARCEL 2:

An undivided interest in and to the Common Areas, as said common areas are shown on the map of said condominium project.

PARCEL 3:

A non-exclusive easement of use and enjoyment purposes in, to, and throughout the common elements for ingress, egress, support, utilities, drainage and all other purposes.

Assessors Parcel No.: 1420-05-417-002



SPACE BELOW FOR RECORDER

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-05-417-002
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|---|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> 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: Therese Marie Groth Capacity: _____ Grantor
 Signature: _____ Capacity: _____ Grantee

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

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

Print Name: Therese Marie Groth
 Address: 3694 Pulsar Lane #2
 City: Carson City
 State: NV Zip: 89705

Print Name: John E. Groth, a married man as his sole and seperate property
 Address: 3694 Pulsar Lane #2
 City: Carson City
 State: NV Zip: 89705

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

Print Name: First Centennial Title Company of Nevada Esc. #: 23038353-SUB
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED