

DOUGLAS COUNTY, NV

2024-1009108

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

06/14/2024 10:12 AM

TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

E05

APN: 1420-34-501-031

Escrow No.: TTR2401381-RT

**WHEN RECORDED MAIL TO and MAIL
TAX STATEMENTS TO:**

Wallace Myles Eshelman
2790 E Valley Rd
Minden, NV 89423-9097

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

R.P.T.T Exemption #5

THIS INDENTURE WITNESSETH: That

Charmaine M. Phillippi, wife of the Grantee

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,
do(es) hereby Grant, Bargain, Sell and Convey to

Wallace Myles Eshelman, a married man as his sole and separate property

all that real property situated in the County of Douglas, State of Nevada, described as
follows:

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A"
ATTACHED HERETO AND MADE A PART HEREOF.

**GRANTOR HEREIN EXECUTES THIS INSTRUMENT FOR THE SOLE PURPOSE OF
RELINQUISHING ANY AND ALL CLAIM OR CLAIMS OF COMMUNITY PROPERTY
INTEREST HE/SHE HAS OR MAY HAVE IN AND TO THE WITHIN DESCRIBED REAL
PROPERTY.**

Subject to:

1. Taxes for the fiscal year;
2. Rights of Way, reservations, restrictions, easements, and conditions of record.

Together with all and singular the tenements, hereditaments and appurtenances
thereunto belonging or in anywise appertaining.

Grant Bargain Sale Deed (Spouse) with DOV
NVD1314.doc / Updated: 04.14.22

NV-CT-FARE-01313.421007-TTR2401381

**SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR
GRANT BARGAIN SALE DEED**

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s)
set forth below.

Dated: 6/7/24

Charmae Phillippi
Charmae M. Phillippi

State of OR

County of Tillamook

This instrument was acknowledged before me on this 7 day of June,
2024, by Charmae M. Phillippi

Christina Lee Rieger
Notary Public

My Commission Expires: March 23, 2025

[SEAL]



EXHIBIT "A"
Legal Description

For APN/Parcel ID(s): 1420-34-501-031

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Parcel 3 as shown on Parcel Map LDA #04-042 for Richard Seaman recorded in the office of Douglas County Recorder on December 13, 2005 in Book 1205, Page 5471 as Document No. 663170, Official Records of Douglas County, State of Nevada.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)
 a. 1420-34-501-031
 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 05
 b. Explain Reason for Exemption: Transfer of title between spouses
without consideration

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

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Charmaine M Phillipi
 Address: 2790 E Valley Rd
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Wallace Myles Eshelman
 Address: 2790 E valley Rd
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow # TTR2401381
 Address: 1483 US Hwy 395 N, Suite B
 City: Gardnerville State: NV Zip: 89410