

APN: 1420-28-212-020

Escrow No.: TTR2401540-RT

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

Robert J. Duffy  
2873 Rio Vista Drive  
Minden, NV 89423-7845

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT, BARGAIN, SALE DEED**

R.P.T.T Exemption #5

THIS INDENTURE WITNESSETH: That

**Becky Duffy, spouse of the grantee herein**

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

**Robert J Duffy 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.

**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: 6/24/2024

Becky Duffy  
Becky Duffy

State of NEVADA

County of DOUGLAS

This instrument was acknowledged before me on this 24 day of JUNE,  
2024, by

BECKY DUFFY

Elizabeth Del Real  
Notary Public

[SEAL]

 ELIZABETH DEL REAL  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 22-3386-03 - Expires October 15, 2026

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 1420-28-212-020**

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

Lot 199, Block E, as shown on the Final Map #PD99-02-06 for SARATOGA SPRINGS  
ESTATES UNIT 6, a Planned Development, recorded in the office of the County Recorder  
of Douglas County, Nevada, on June 28, 2002, in Book 602, at Page 10142, as  
Document No. 546028.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor's Parcel Number(s)  
 a. 1420-28-212-020  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
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: Spouse of grantee is quit claiming off 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 *Becky Duffy* Capacity: Grantor Agent  
 Signature \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Becky Duffy  
 Address: 2873 Rio Vista Dr  
 City: Minden  
 State: NV      Zip: 89423

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Robert J. Duffy  
 Address: 2873 Rio Vista Dr  
 City: Minden  
 State: NV      Zip: 89423

**COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)**  
 Print Name: Ticor Title of Nevada, Inc.      Escrow # TTR2401540  
 Address: 1483 US Hwy 395 N, Suite B  
 City: Gardnerville      State: NV      Zip: 89410