

APN: 1420-28-612-007
R.P.T.T.: \$0.00
Escrow No.: 24039526-SA
When Recorded Return To:
Albert Ward
417 Kelsey Court
Minden, NV 89423

Mail Tax Statements to:
Albert Ward
417 Kelsey Court
Minden, NV 89423

DOUGLAS COUNTY, NV
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3
2024-1009663
07/02/2024 10:49 AM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
SHAWNYNE GARREN, RECORDER E05

SPACE ABOVE FOR RECORDER'S USE

DEED

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, Anna Maria Moralas-Ward, spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to Albert Ward, a married man as his sole and separate property all that real property situate in the Town of Minden, 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 29th day of June, 2024.

BY: *Anna Maria Ward*
Anna Maria Morales-Ward

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on this 29th day of June, 2024, by Anna Maria Morales-Ward .

Lisa Voelka
Notary Public

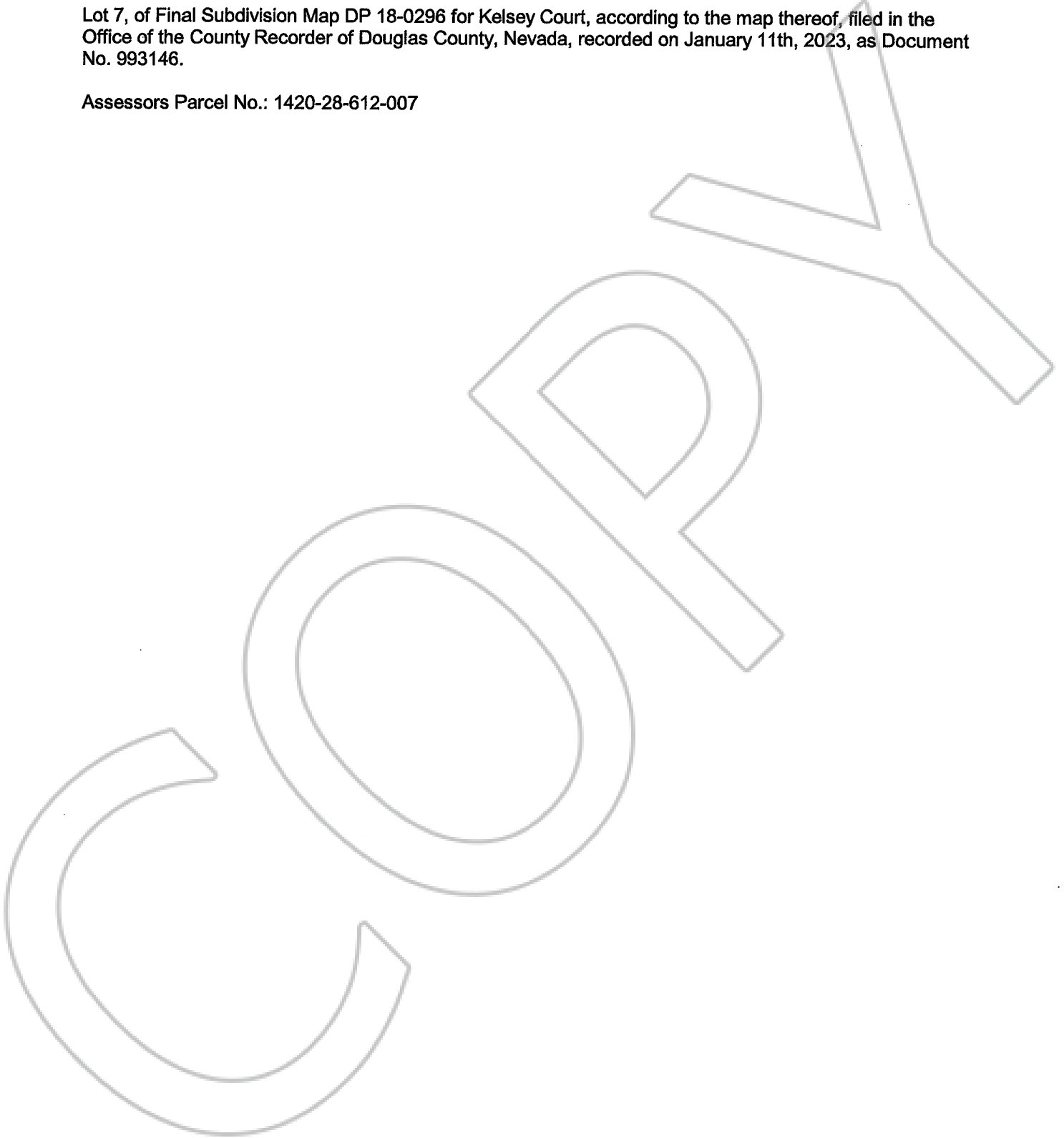


SPACE BELOW FOR RECORDER

EXHIBIT "A"

Lot 7, of Final Subdivision Map DP 18-0296 for Kelsey Court, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on January 11th, 2023, as Document No. 993146.

Assessors Parcel No.: 1420-28-612-007



SPACE BELOW FOR RECORDER

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
a) 1420-28-612-007
b) _____
c) _____
d) _____

2. Type of Property:
- | | |
|--|--|
| a) <input type="checkbox"/> Vacant Land | b) <input checked="" type="checkbox"/> Sgl. Fam. Residence |
| c) <input 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: *Anna Maria Morals-Ward* Capacity: _____ Grantor
Signature: *Albert Ward* Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Anna Maria Morals-Ward</u>	Print Name: <u>Albert Ward, a married man as his sole and separate property</u>
Address: <u>417 Kelsey Court</u>	Address: <u>417 Kelsey Court</u>
City: <u>Minden</u>	City: <u>Minden</u>
State: <u>NV</u> Zip: <u>89423</u>	State: <u>NV</u> Zip: <u>89423</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24039526-SA
Address: 1352 Hwy 395, Ste 114
City: Gardnerville State: NV Zip: 89410