

DOUGLAS COUNTY, NV

2024-1010997

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

08/15/2024 11:00 AM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

SHAWNYNE GARREN, RECORDER

E05

APN: 1420-18-214-050

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

Escrow No.: 24042306-DD

When Recorded Return To:

Tabitha Rickford

3326 Vista Grande Boulevard

Carson City, NV 89705

Mail Tax Statements to:

Tabitha Rickford

3326 Vista Grande Boulevard

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, Owen Grant Rickford, spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to Tabitha Rickford, a married woman, as her sole and separate 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 Himself 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 16 day of JULY, 2024.


Owen Rickford
Owen Grant Rickford

STATE OF NEVADA

CARSON CITY

This instrument was acknowledged before me on this 16 day of JULY, 2024, by Owen Grant Rickford.

[Signature]
Notary Public

 D. CLARK
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-4703-12 - Expires February 21, 2026

SPACE BELOW FOR RECORDER _____

EXHIBIT "A"

Lot 29, in Block B, of Silverado Heights Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on September 18th, 1978, as Document No. 25326, and Certificate of Amendment of the Final Plat of said subdivision, recorded August 23, 1979, as Document No. 35885, Official Records, Douglas County, Nevada, and Certificate of Amendment of the Final Plat of said subdivision, recorded October 12, 1979, as Document No. 37638, Official Records.

Assessors Parcel No.: 1420-18-214-050



SPACE BELOW FOR RECORDER

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-18-214-050
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 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: [Signature] Capacity: Escrow Officer
 Signature: _____ Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Owen Grant Rickford</u>	Print Name: <u>Tabitha Rickford, a married woman, as her sole and separate property</u>
Address: <u>3326 Vista Grande Boulevard</u>	Address: <u>3326 Vista Grande Boulevard</u>
City: <u>Carson City</u>	City: <u>Carson City</u>
State: <u>NV</u> Zip: <u>89705</u>	State: <u>NV</u> Zip: <u>89705</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 24042306-DD
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703