

DOUGLAS COUNTY, NV

2024-1010999

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.:

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

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Tabitha Rickford, a married woman, as her sole and separate property

do(es) hereby Grant, Bargain, Sell and Convey to

Tabitha Rickford and Owen Grant Rickford, wife and husband, as joint tenants with right of survivorship

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

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"

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

Dated this 19 day of JULY, 2024.

Tabitha Rickford
Tabitha Rickford

STATE OF NEVADA

CARSON CITY

This instrument was acknowledged before me on this 19 day of JULY, 2024, by
Tabitha Rickford.

[Signature]
Notary Public


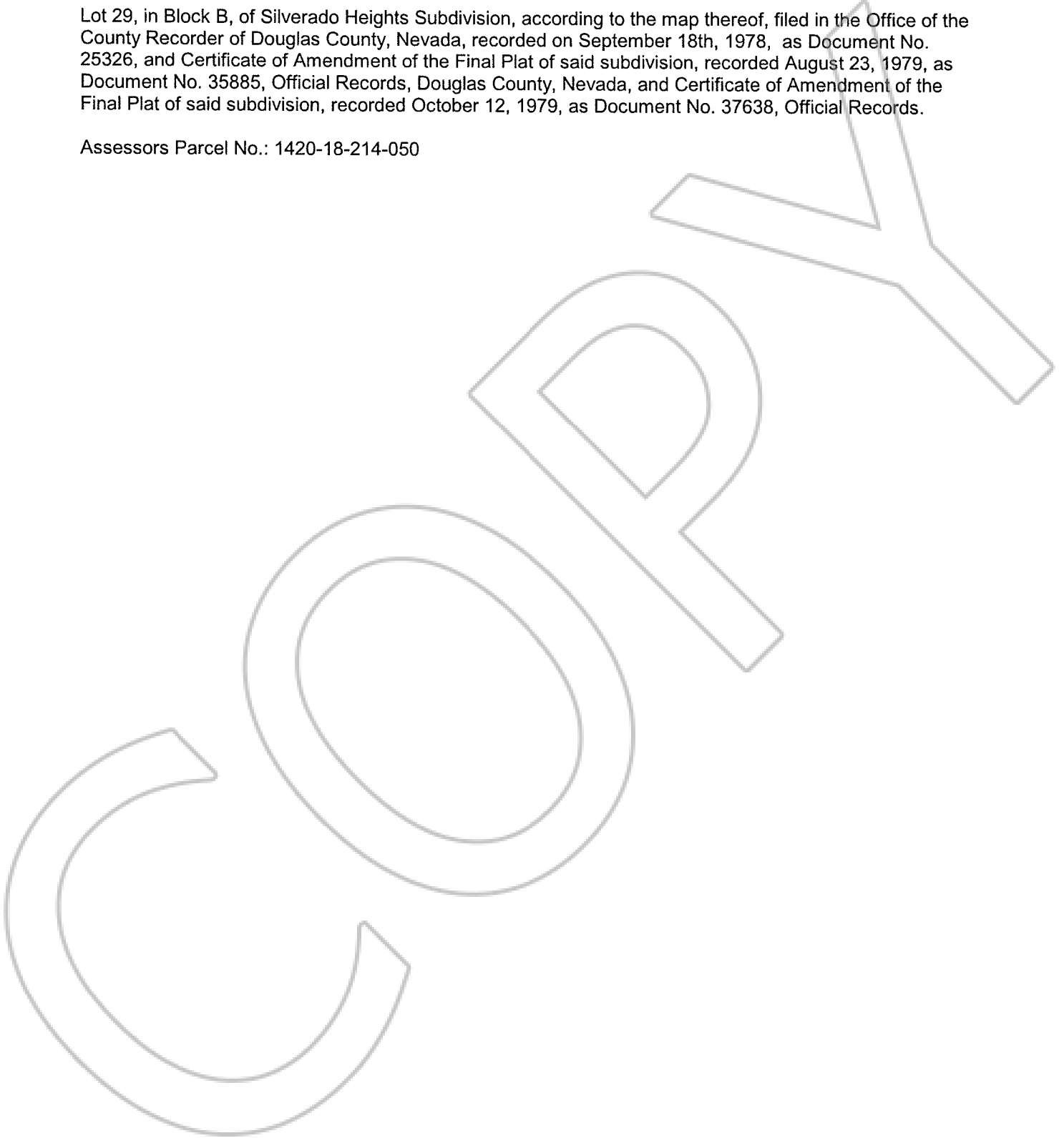
 D. CLARK
Notary Public - State of Nevada
Appointment Recorded in Lyon County
No: 22-4703-12 - Expires February 21, 2026



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



**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: Grantor
 Signature _____ Capacity: Grantee

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

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

Print Name: Owen Grant Rickford
 Address: 3326 Vista Grande Boulevard
 City: Carson City
 State: NV Zip: 89705

Print Name: Tabitha Rickford, a married woman, as her sole and separate property
 Address: 3326 Vista Grande Boulevard
 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. #: 24042306-DD
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED