

DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

2024-1011009

08/15/2024 12:05 PM

TOIYABE TITLE

SHAWNYNE GARREN, RECORDER

E05

APN: 1022-09-002-013

RPTT: 0.00

Escrow No.: TTL-24-5575

When recorded return to:

Jennifer Nelson

42145 Calabria Dr.

Temecula, CA 92591

Mail Tax Statement to:

Grantee same as above

Grant, Bargain and Sale Deed

THIS INDENTURE WITNESSETH: That **Steven Wayne Nelson, Spouse to the grantee herein,**

For valuable consideration, the receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to **Jennifer Nelson, a married woman as her sole and separate property**

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


See Exhibit "A" attached hereto and made a part hereof.

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

Signature continues on Page 2.

Grant, Bargain, Sale Deed cont'd.
Escrow No. TTL-24-5575
Page Two

Witness my hand(s) this 21 day of July, 2024.



Steven Wayne Nelson

STATE OF California
COUNTY OF Riverside

This instrument was acknowledged before me on this 21 day of July, 2024, by
Steven Wayne Nelson.



NOTARY PUBLIC

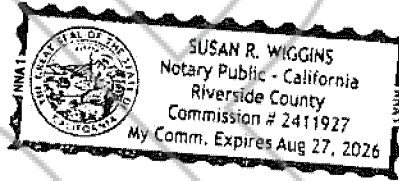
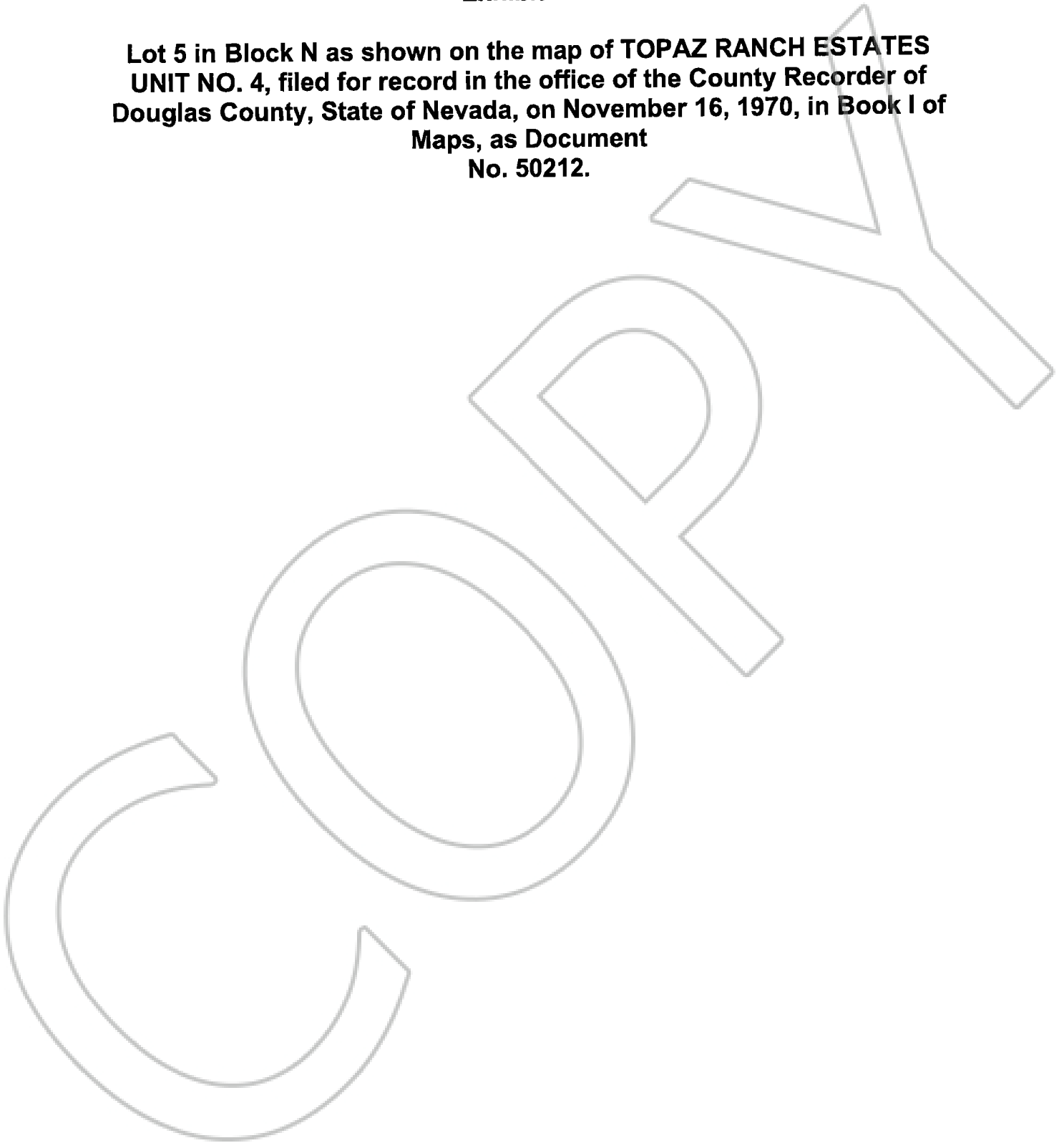


Exhibit "A"

**Lot 5 in Block N as shown on the map of TOPAZ RANCH ESTATES
UNIT NO. 4, filed for record in the office of the County Recorder of
Douglas County, State of Nevada, on November 16, 1970, in Book I of
Maps, as Document
No. 50212.**



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1022-09-002-013
 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: \$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: #5
 b. Explain Reason for Exemption: Husband deeding to wife, no 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 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: Grantor
 Signature: [Signature] Capacity: Grantee

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

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

Print Name: Steven Wayne Nelson
 Address: 42145 Calabria Dr.
 City: Temecula
 State: CA Zip: 92591

Print Name: Jennifer Nelson
 Address: 42145 Calabria Dr.
 City: Temecula
 State: CA Zip: 92591

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

Print Name: Toiyabe Title, LLC Esc. #: TTL-24-5575
 Address: 1625 Nevada 88, Suite 407
 City: Minden State: NV Zip: 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED