

DOUGLAS COUNTY, NV

2024-1011870

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=4

09/05/2024 03:39 PM

CORE TITLE GROUP, LLC (N. NV)

SHAWNYNE GARREN, RECORDER

E03

APN#: 1420-07-411-018
RPTT: \$0.00

Recording Requested By:
Core Title Group LLC

Escrow No.: 509CNV-AMG

When Recorded Mail To:
Jennifer Lee Porter
480 W Sierra Ave
Portola CA 96122

Mail Tax Statements to: (deeds only)
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits,
hereby submitted for recording does not contain the social security number of any
person or persons.
(Per NRS 239B.030)

Signature



Amy Gutierrez

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jennifer Porter, an unmarried woman

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Jennifer Lee Porter, an unmarried woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

Lot 4, of RIDGEVIEW ESTATES, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on December 27, 1972, in Book 1272, Page 690, as Document No. 63503

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 08/07/2024

Jennifer Porter
Jennifer Porter

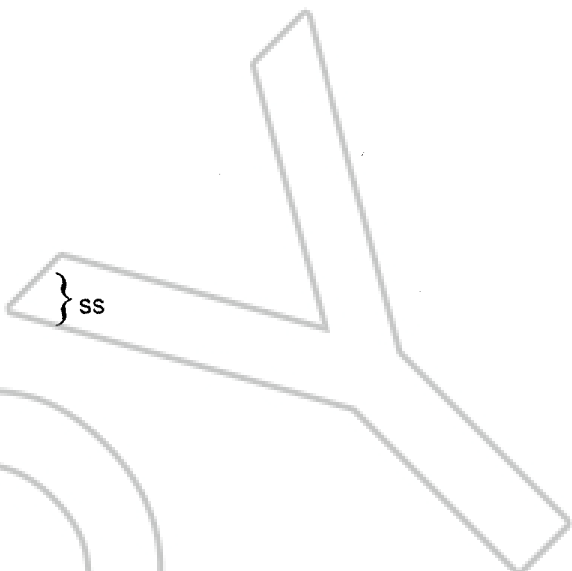
STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on

By Jennifer Porter.

Notary Public



**See Attached
Notary Certificate**

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sierra)

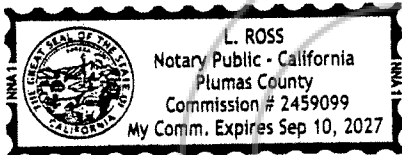
On Aug 10, 2024 before me, L. Ross Notary Public

personally appeared Jennifer Porter

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____ Document Date: _____

Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

Signer's Name: _____

Corporate Officer — Title(s): _____

Partner — Limited General

Individual Attorney in Fact

Trustee Guardian or Conservator

Other: _____

Signer Is Representing: _____

**STATE OF NEVADA
DECLARATION OF VALUE**

1. **Assessors Parcel Number(s)**
a) 1420-07-411-018

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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY
 NOTES: _____

3. **Total Value/Sales Price of Property:** \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 3
 b. Explain Reason for Exemption: Adding Middle Name to Title Without Consideration

5. **Partial Interest: Percentage being transferred:** 100 %

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 *J. Claypool* Capacity *Agent*

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

Print Name: Jennifer Porter
 Address: 480 W Sierra Ave
 City: Portola
 State: CA Zip: 96122

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

Print Name: Jennifer Lee Porter
 Address: 480 W Sierra Ave
 City: Portola
 State: CA Zip: 96122

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Core Title Group LLC Esc. #: 509CNV-amg
 Address: 1818 College Pkwy, Ste 101
 City/State/Zip: Carson City, NV 89706

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)