DOUGLAS COUNTY, NV

RPTT:\$0.00 Rec:\$40.00

\$40.00

09/18/2024 01:18 PM

2024-1012401

Pgs=3 TICOR TITLE - GARDNERVILLE

SHAWNYNE GARREN, RECORDER

E05

APN: 1220-17-512-015

Escrow No.: TTR2402594-RT

WHEN RECORDED MAIL TO and MAIL TAX STATEMENTS TO:

Melanie Minister P.O BOX 1897 Minden, NV 89423

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

R.P.T.T Exemption #5

THIS INDENTURE WITNESSETH: That

Timothy Minister, Spouse of grantee herein

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do(es) hereby Grant, Bargain, Sell and Convey to

Melanie Minister, a married man as his Sole and Separate Property

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

FOR LEGAL DESCRIPTION OF THE REAL PROPERTY, SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

GRANTOR HEREIN EXECUTES THIS INSTRUMENT FOR THE SOLE PURPOSE OF RELINQUISHING ANY AND ALL CLAIM OR CLAIMS OF COMMUNITY PROPERTY INTEREST HE/SHE HAS OR MAY HAVE IN AND TO THE WITHIN DESCRIBED REAL PROPERTY.

Subject to:

- Taxes for the fiscal year.
- Rights of Way, reservations, restrictions, easements, and conditions of record.

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

SIGNATURE AND NOTARY ACKNOWLEDGMENT FOR GRANT BARGAIN SALE DEED

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.
Dated: 9/18/24
Timothy Minister
State of NEVADA
County of DOUGLAS
This instrument was acknowledged before me on this <u>\</u> day of <u>SEPF</u> , <u>2024</u> , by
Timothy Minister.
Slix-Frence
Notary Public My Commission Expires: ELIZABETH DEL REAL Notary Public - State of Nevada
[SEAL] Notary Public - State of Nevada Appointment Recorded in Carson City No: 22-3386-03 - Expires October 15, 2025

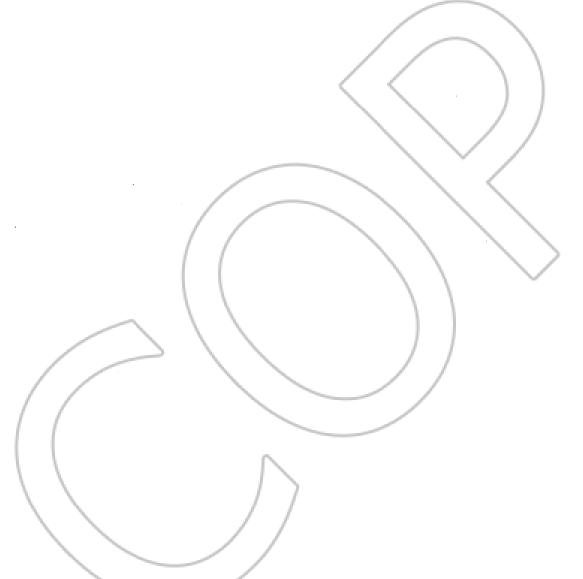
EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 1220-17-512-015

All that certain real property situate in the County of Douglas, State of Nevada, described as follows:

Lot 74, in Block A, as shown on the Final Map of Pleasantview Phase 4, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 7, 1993 in Book 1293 at Page 1194 as Document No. 324312.



STATE OF NEVADA DECLARATION OF VALUE

Assessor's Parcel Number(s)	./ /
a. 1220-17-512-015	\ \
b	\ \
c	\ \
d	\ \
2. Type of Property:	
a. U Vacant Land b. M Single Fam. Res.	FOR RECORDERS OPTIONAL USE ONLY
c. Condo/Twnhse d. 2-4 Plex	BookPage:
e. 🔲 Apt. Bldg f. 🔲 Comm'l/Ind'l	Date of Recording:
g. Agricultural h. Mobile Home	Notes:
☐ Other	
	\$ 0.00
	/
b. Deed in Lieu of Foreclosure Only (value of prope	
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, Sect	ion 5
• •	
b. Explain Reason for Exemption: Spouse Deeding	ig off without consideration
5. Partial Interest: Percentage being transferred: 100	.00%
The undersigned declares and acknowledges, under pena and NRS 375.110, that the information provided is corre and can be supported by documentation if called upon to Furthermore, the parties agree that disallowance of any cadditional tax due, may result in a penalty of 10% of the to NRS 375.030, the Buyer and Seller shall be jointly an	ect to the best of their information and belief, a substantiate the information provided herein. Claimed exemption, or other determination of tax due plus interest at 1% per month. Pursuant
Signature Len Denll	Capacity: Granter ADent
Signature	Z Capacity. Grantes 10 -1-1
Signature	Capacity: Grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(REQUIRED)	(REQUIRED)
Print Name: Timothy Minister	Print Name: Melanie Minister
Address: P.O BOX 1897	Address: P.O BOX 1897
City: Minden	City: Minden
State: NV Zip: 89423	State: NV Zip: 89423
COMPANY/PERSON REQUESTING RECORDING	G (Required if not seller or buyer)
Print Name: Ticor Title of Nevada, Inc.	Escrow # TTR2402594
Address: 1483 US Hwy 395 N, Suite B	
City: Gardnerville	State: NV Zip: 89410