



A.P.N. No.:	001-036-06
R.P.T.T.	\$-0- EXEMPT # 5
Escrow No.:	76287
Recording Requested By:	
Cow County Title Co.	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Iva Loretta Valencia	
3600 Peregrine Ct	
Reno, NV 89508	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **MONTE VALENCIA, a married man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **IVA LORETTA VALENCIA, a married woman as her sole and separate property**, all that real property situated in the County of Lincoln, State of Nevada, bounded and described as follows:

See Exhibit "A" attached hereto and by reference made a part hereof for complete legal description.

SUBJECT TO:

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

IT IS THE EXPRESS INTENT OF THE GRANTOR, BEING THE SPOUSE OF THE GRANTEE, TO CONVEY ALL RIGHT, TITLE AND INTEREST OF THE GRANTOR, COMMUNITY OR OTHERWISE, IN AND TO THE HEREIN DESCRIBED PROPERTY TO THE GRANTEE AS GRANTEE'S SOLE AND SEPARATE PROPERTY.

Together with all and singular the tenements, hereditments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: October 15, 2015

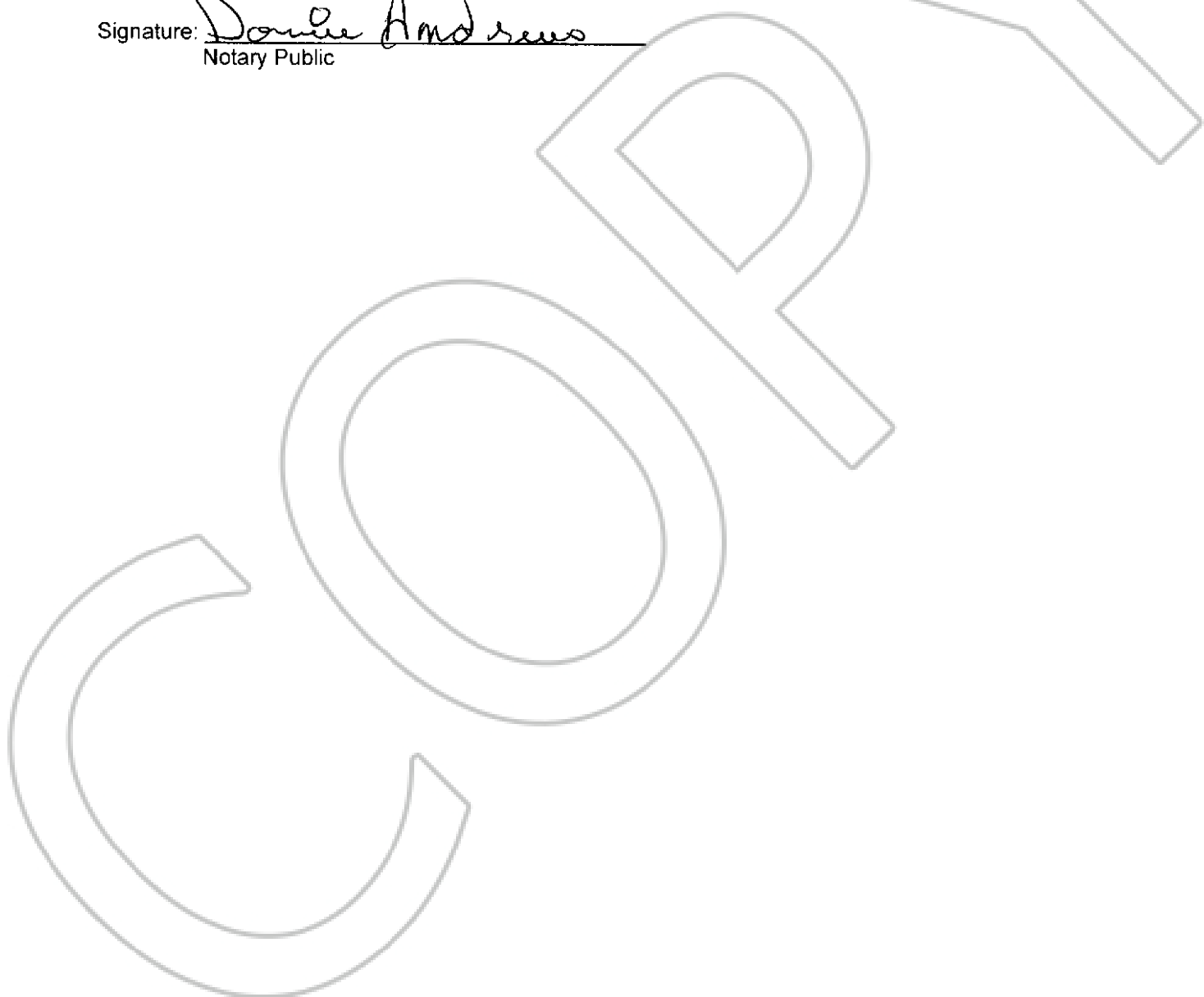


Monte Valencia
MONTE VALENCIA

State of Nevada)
County of Washoe) ss.

This instrument was acknowledged before me on 27 day of October, 2015
By: MONTE VALENCIA

Signature: *Donnie Andrews*
Notary Public





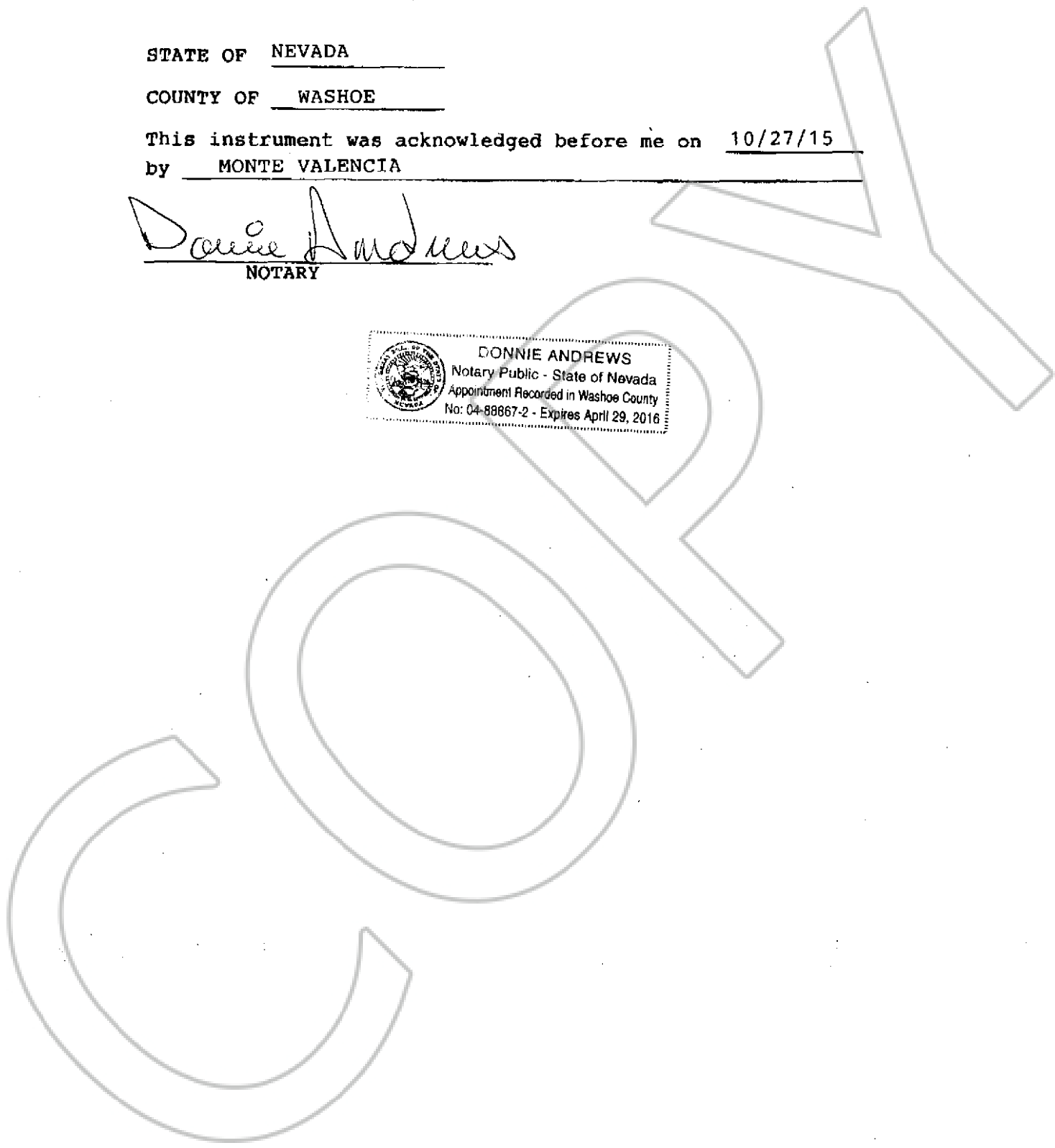
STATE OF NEVADA

COUNTY OF WASHOE

This instrument was acknowledged before me on 10/27/15
by MONTE VALENCIA

Donnie Andrews
NOTARY

 DONNIE ANDREWS
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 04-88867-2 - Expires April 29, 2016





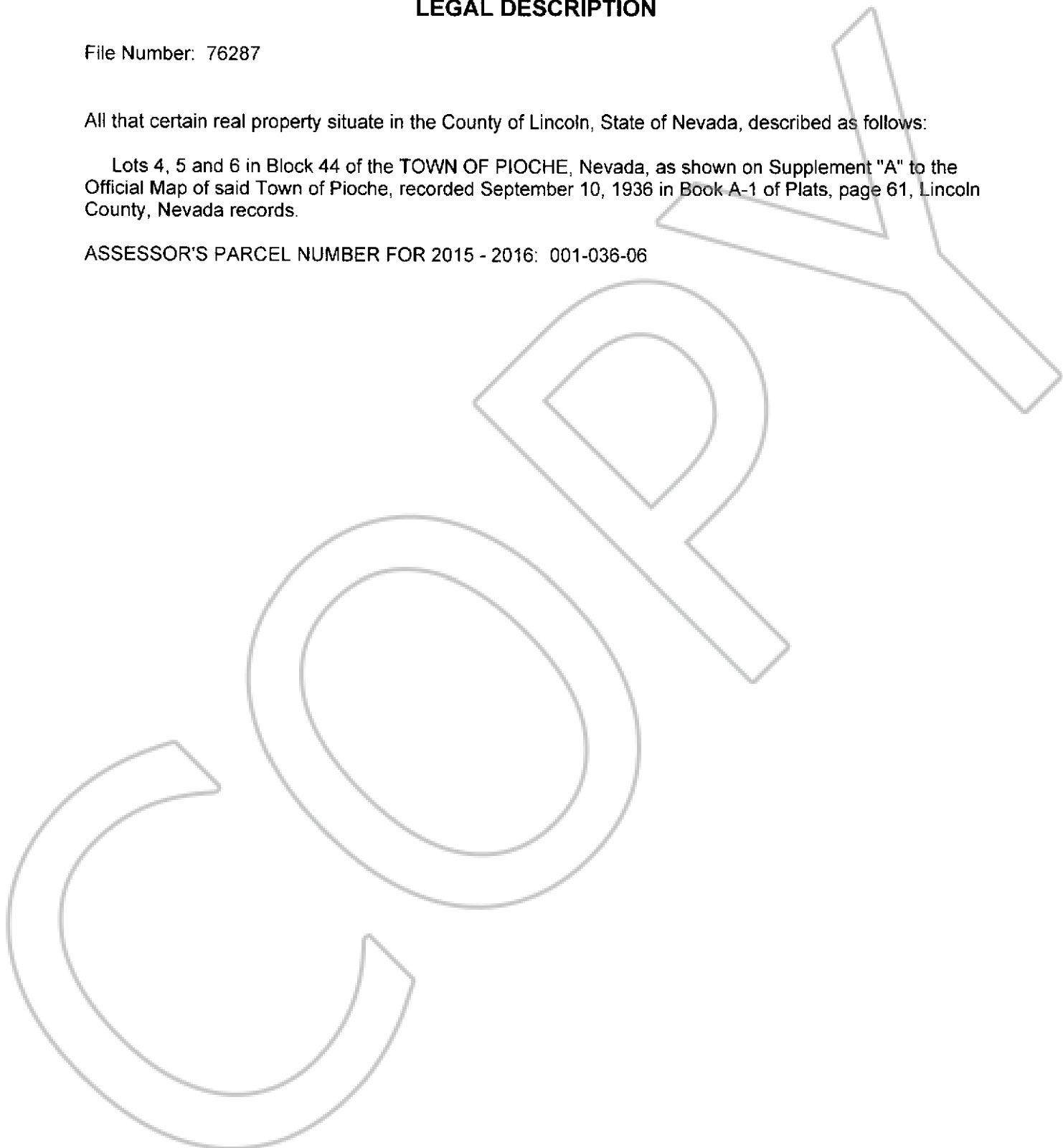
**EXHIBIT "A"
LEGAL DESCRIPTION**

File Number: 76287

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

Lots 4, 5 and 6 in Block 44 of the TOWN OF PIOCHE, Nevada, as shown on Supplement "A" to the Official Map of said Town of Pioche, recorded September 10, 1936 in Book A-1 of Plats, page 61, Lincoln County, Nevada records.

ASSESSOR'S PARCEL NUMBER FOR 2015 - 2016: 001-036-06



Recording requested By
COW COUNTY TITLE

STATE OF NEVADA
DECLARATION OF VALUE

Lincoln County - NV

Leslie Boucher - Recorder

FOR RECORD

Page 1 of 1 Fee: \$17.00
Recorded By: HB RPTT:
Book- 299 Page- 0333

Document/Instrum
Book _____
Date of Recording: _____
Notes: _____

- 1. Assessor Parcel Number(s)
 - a) 001-036-06
 - b) _____
 - c) _____
 - d) _____

- 2. Type of Property
 - a) Vacant Land
 - b) Single Family Res.
 - c) Condo/Townhouse
 - d) 2-4 Plex
 - e) Apartment Bldg.
 - f) Commercial/Industrial
 - g) Agricultural
 - h) Mobile Home
 - i) Other: _____

- 3. a. Total Value/Sales Price of Property _____
- b. Deed in Lieu of Foreclosure Only (Value of Property) _____
- c. Transfer Tax Value _____
- d. REAL PROPERTY TRANSFER TAX DUE: _____

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption, per NRS 375.090, Section: # 5
 - b. Explain Reason for Exemption: husband releasing interest to wife

- 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: [Signature] Capacity: Grantor

Signature: [Signature] Capacity: Grantee

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: MONTE VALENCIA
Address: 3600 Peregrine Ct.
City/ST/Zip Reno, NV 89508

Print Name: IVA LORETTA VALENCIA
Address: 3600 Peregrine Ct.
City/ST/Zip Reno, NV 89508

COMPANY/PERSON REQUESTING RECORDING (required if not Seller or Buyer)

Company Name: Cow County Title Co. Escrow No.: 76287
Address: P.O. Box 518, 328 Main Street
City: Pioche State: NV Zip: 89043

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