

DOC # 826405  
06/28/2013 03:23PM Deputy: PK  
OFFICIAL RECORD  
Requested By:  
First American Title Mindel  
Douglas County - NV  
Karen Ellison - Recorder  
Page: 1 of 2 Fee: \$15.00  
BK-613 PG-8481 RPTT: 624.00

A.P.N.: 1220-21-610-190  
File No: 143-2446871 (SC)  
R.P.T.T.: \$624.00



When Recorded Mail To: Mail Tax Statements To:  
Ben Valenzuela  
1360 Kingslane Court  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Salvador H. Ramos and Leticia Ramos, husband and wife as joint tenants with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Ben Valenzuela, a married man as his sole and separate property

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

**LOT 515, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 6, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MAY 29, 1973, IN BOOK 573, PAGE 1026, AS FILE NO. 66512.**

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

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

Date: 04/23/2013



Salvador H. Ramos  
Salvador H. Ramos

Leticia Ramos  
Leticia Ramos

STATE OF **NEVADA** )  
 : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on 6/25/2013 by **Salvador H. Ramos and Leticia Ramos, husband and wife as joint tenants with right of survivorship.**

Suzanne Cheechov  
Notary Public  
(My commission expires: 5/12/2015)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 23, 2013** under Escrow No. **143-2446871**.