

DOUGLAS COUNTY, NV

2014-854849

RPTT:\$780.00 Rec:\$15.00

\$795.00 Pgs=2

12/23/2014 03:21 PM

FIRST AMERICAN TITLE MINDEN

KAREN ELLISON, RECORDER

A.P.N.: 1420-07-614-001

File No: 143-2475637 (Rt)

R.P.T.T.: \$780.00 C

When Recorded Mail To: Mail Tax Statements To:
Ryan Sinclair and Alexa Hala
3539 SmokeTree Avenue
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Miguel R. Castro, SR., and Guadalupe C. Ridriguez, husband and wife and Miguel R. Castro Jr., an unarrid man, all as joint tenants with rigt of survivorship

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

Ryan Sinclair, an unmarried man and Alexa Hala, an unmarried woman, as joint tenants

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

LOT 1, BLOCK C OF THE FINAL MAP OF SUNRIDGE HEIGHTS II, PHASE 1, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 30, 1993, AS DOCUMENT NO. 311338.

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: 11/13/2014

Miguel R. Castro Sr.
Miguel R. Castro Sr.

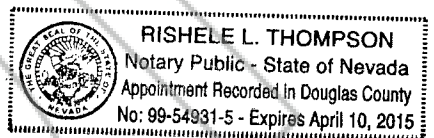
Guadalupe C Rodriguez
Guadalupe C Rodriguez

Miguel R. Castro Jr.
Miguel R. Castro Jr.

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

This instrument was acknowledged before me on
12/18/14 by
Miguel R. Castro, Sr. and Guadalupe C Rodriguez and Miguel R. Castro, Jr..

Rishele L. Thompson
Notary Public
(My commission expires: 4/10/15)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 12/17/2014 under Escrow No. 143-2475637

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-614-001
- b) _____
- c) _____
- d) _____

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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$200,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$200,000.00
- d) Real Property Transfer Tax Due: \$780.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: _____
- b. Explain reason for exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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: _____ Capacity: agent

Signature: _____ Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Miguel R. Castro, Sr. and
Print Name: Guadalupe C Rodriguez
Address: 990 Sunburst Dr.
City: Carson City
State: NV Zip: 89705

Ryan Sinclair and Alexa
Print Name: Hala
Address: 3539 SmokeTree Avenue
City: Carson City
State: NV Zip: 89705

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

First American Title Insurance
Print Name: Company File Number: 143-2475637 R/CPC
Address: 1663 US Highway 395, Suite 101
City: Minden State: NV Zip: 89423

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