

A.P.N.: 1319-19-310-047  
File No: 121-2470442 (LS)  
R.P.T.T.: \$ 1540.50

When Recorded Mail To: Mail Tax Statements To:  
Jacquelin Villanueva and Octavio Villanueva  
10173 E Canyon Meadow Drive  
Tucson, AZ 85747

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

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

Nedra K David an unmarried woman who acquired title as Nedra K. David

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

Jacquelin Villanueva and Octavio Villanueva, wife and husband as joint tenants

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

**LOT 1, BLOCK 5, AS SHOWN ON THE MAP OF KINGSBURY ESTATES UNIT NO. 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON SEPTEMBER 26, 1960, AS DOCUMENT NO. 16645.**

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: 08/07/2014



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1319-19-310-047
- 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:

395,000.00  
\_\_\_\_\_  
(\$ 0 )  
395,000.00  
1540.50

b) Deed in Lieu of Foreclosure Only (value of

c) Transfer Tax Value:

d) Real Property Transfer Tax Due

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_

b. Explain reason for exemption: \_\_\_\_\_

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: Nedra K. David

Capacity: grantor

Signature: \_\_\_\_\_

Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**

**BUYER (GRANTEE) INFORMATION**

(REQUIRED)

(REQUIRED)

Print Name: Nedra K. David

Print Name: Jacquelin Villanueva and Octavio Villanueva

Address: P.O. Box 4335

Address: 10173 E Canyon Meadow Drive

City: Stateline

City: Tucson

State: NV Zip: 89449

State: AZ Zip: 85747

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

First American Title Insurance

Print Name: Company

File Number: 121-2470442 LS/LS

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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