

A.P. No. 1420-08-217-003
Escrow No. 143-2480491-Rt/VT
R.P.T.T. \$1,306.50

WHEN RECORDED RETURN TO:

Ricardo Fregoso and Karen Fregoso
3514 Long Drive
Minden, NV 89423

MAIL TAX STATEMENTS TO:

3514 Long Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Robert R. Hoy and Antoinette Schue-Hoy, husband and wife, as community property with right of survivorship

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

Ricardo Fregoso and Karen Fregoso , husband and wife, as joint tenants

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

LOT 602, AS SET FORTH ON FINAL MAP NO. LDA #99-054-6 SUNRIDGE HEIGHTS III, PHASE 6, A PLANNED UNIT DEVELOPMENT, RECORDED IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER ON AUGUST 24, 2004, IN BOOK 0804, PAGE 10164, DOCUMENT NO. 622411, OFFICIAL RECORDS.

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: 03/11/2015

Rob R. Hoy
Robert R. Hoy

Antoinette Schue-Hoy
Antoinette Schue-Hoy

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

This instrument was acknowledged before me on
3/13/15 by
Robert R. Hoy and Antoinette Schue-Hoy.



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

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 03/11/2015 under Escrow No. 143-2480491

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-08-217-003
- 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: \$335,000.00
- b) Deed in Lieu of Foreclosure Only (value of (\$ _____))
- c) Transfer Tax Value: \$335,000.00
- d) Real Property Transfer Tax Due \$1,306.50

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: Robert R. Hoy
Signature: Antoinette Schue-Hoy

Capacity: SELLER
Capacity: seller

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Robert R. Hoy and Antoinette Schue-Hoy
Address: 26405 W. Vista North Drive
City: Buckeye
State: AZ Zip: 85396

Print Name: Ricardo Fregoso and Karen Fregoso
Address: 3514 Long Drive
City: Minden
State: NV Zip: 89423

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

Print Name: First American Title Insurance Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2480491 R/CPC
State: NV Zip: 89423

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