

DOUGLAS COUNTY, NV  
RPTT:\$631.80 Rec:\$16.00  
\$647.80 Pgs=3  
08/26/2015 12:44 PM  
FIRST CENTENNIAL - RENO  
KAREN ELLISON, RECORDER

APN: 1420-07-616-046

Escrow No. 00213075 - 016 - 17  
RPTT \$ 631.80  
When Recorded Return to:  
Cindy A. Ramos, etal  
P.O. Box 6504  
Stateline, NV 89449  
Mail Tax Statements to:  
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

**Grant, Bargain, Sale Deed**

THIS INDENTURE WITNESSETH: That  
Manuel J. Maldonado and Lucia L. Maldonado, Husband and Wife, as Joint Tenants

In consideration of \$162,000.00, the receipt of which is hereby acknowledged, do(es) hereby  
Grant, Bargain, Sell and Convey to Cindy A. Ramos , A Single Woman and Federico  
Ramos Zarate and Raquel Ramos Diaz , Husband and Wife, all as Joint Tenants with the  
right of survivorship

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

See Exhibit A attached hereto and made a part hereof.

Together with all and singular the tenements, hereditaments and appurtenances thereunto  
belonging or in anywise appertaining.

Witness my/our hand(s) this 14 day of AUGUST, 2015

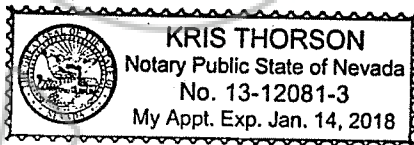
Signed in Counterpart

Manuel J. Maldonado

*Lucia L. Maldonado*

Lucia L. Maldonado

STATE OF NEVADA  
COUNTY OF DOUGLAS



This instrument was acknowledged before me on 8/14/15,

By ~~Manuel J. Maldonado and Lucia L. Maldonado~~

*Kris Thorson*  
NOTARY PUBLIC

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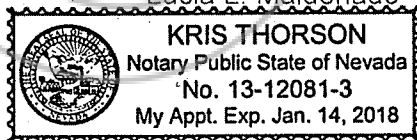
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 10 day of AUGUST, 2015

Manuel Maldonado  
Manuel J. Maldonado

Signed in Counterpart  
Lucia L. Maldonado

STATE OF NEVADA  
COUNTY OF DOUGLAS



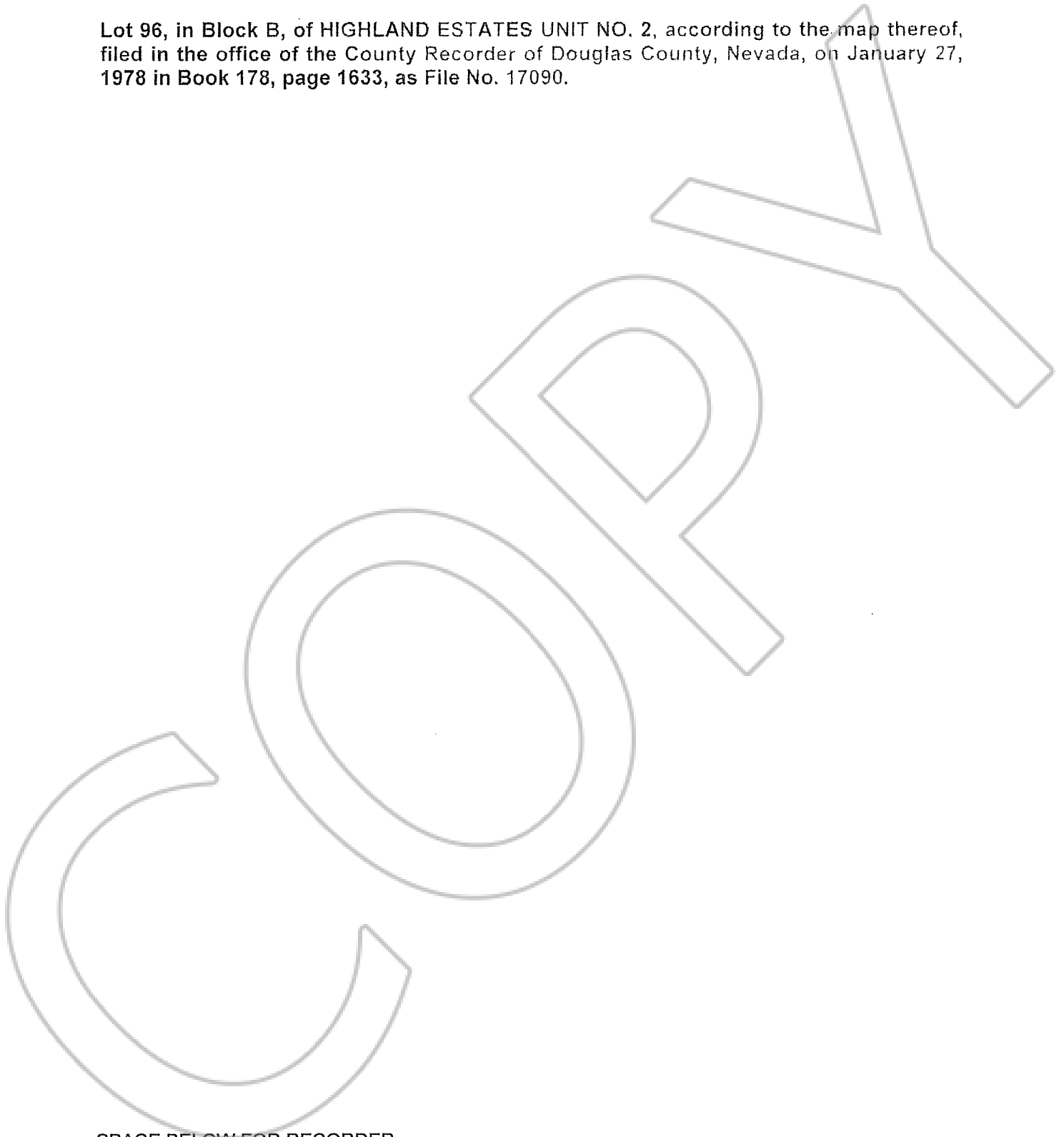
This instrument was acknowledged before me on 8/10/15,  
By Manuel J. Maldonado and Lucia L. Maldonado

Kris Thorson  
NOTARY PUBLIC

SPACE BELOW FOR RECORDER

**Exhibit A**

Lot 96, in Block B, of HIGHLAND ESTATES UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on January 27, 1978 in Book 178, page 1633, as File No. 17090.



SPACE BELOW FOR RECORDER

1. APN: 1420-07-616-046

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 ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA  
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$162,000.00  
 Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value: \$162,000.00  
 Real Property Transfer Tax Due: \$ 631.80

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 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 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 <i>Luis S. Maldonado</i>	Capacity grantor
Signature _____	Capacity grantee
<b>SELLER (GRANTOR) INFORMATION</b>	<b>BUYER (GRANTEE) INFORMATION</b>
(Required)	(Required)
Print Name: Manuel J. Maldonado, et al	Print Name: Cindy A. Ramos, et al.
Address: 1362 Apollo Avenue, #A	Address: P.O. Box 6504
City/State/Zip: Gardnerville, NV 89410	City/State/Zip: Stateline, NV 89449

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00213075-016DR
Address: 704 West Nye Lane, Suite 101 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)