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A.P.N.: 1320-29-111-008  
File No: 141-2507606 (NMP)  
R.P.T.T.: \$975.00



KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Roberto D. Villanueva, Jr. and Sonia R. Villanueva  
1167 White Oak Loop  
Minden, NV 89423

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

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

Bento Owens, a married man as his sole and separate property who acquired title as an unmarried man

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

Roberto D. Villanueva, Jr. and Sonia R. Villanueva, husband and wife as joint tenants with rights of survivorship

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

**UNIT 331, AS SHOWN ON THE FINAL MAP NO. 1008-7A FOR WINHAVEN, UNIT NO. 7, PHASE A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON NOVEMBER 17, 1995, IN BOOK 1195 OF OFFICIAL RECORDS AT PAGE 2675, AS DOCUMENT NO. 374950.**

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: 07/18/2016

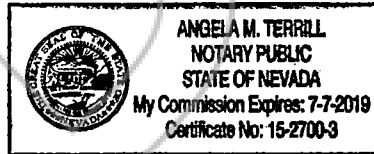
*Bento Owens*  
Bento Owens

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

This instrument was acknowledged before me on 8/10/2016 by **Bento Owens.**

*Angela M. Terrill*  
Notary Public  
(My commission expires: 7-7-2019)



This Notary Acknowledgement is attached to that certain Grant Bargain Sale Deed dated **July 18, 2016** under Escrow No. **141-2507606.**

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**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-29-111-008
- 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: \$250,000.00
- b) Deed in Lieu of Foreclosure Only (value of \$ \_\_\_\_\_)
- c) Transfer Tax Value: \$250,000.00
- d) Real Property Transfer Tax Due \$975.00

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: *Bento Owens*

Capacity: Grantor

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

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

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: Bento Owens

Print Name: Roberto D. Villanueva and

Address: 1331 Leonard Rd

Print Name: Sonia R. Villanueva

City: Gardnerville

Address: 1161 White Oak Loop

State: NV Zip: 89460

City: Minden

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

State: NV Zip: 89423

First American Title Insurance

Print Name: Company

File Number: 141-2507606 NMP/NMP

Address: P.O. Box 645

City: Zephyr Cove

State: NV Zip: 89448

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