

RECORDING REQUESTED BY  
Ticor Title Company of California  
WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENT TO:  
Timothy Vicente Oretga Jr.  
1429 North Santa Babara Drive  
Minden, NV 89423

DOUGLAS COUNTY, NV  
RPTT:\$0.00 Rec:\$16.00  
\$16.00 Pgs=3  
TICOR TITLE - CARSON  
KAREN ELLISON, RECORDER  
2016-889558  
10/25/2016 08:42 AM  
E07

ORDER NO.: 1605192  
ESCROW NO.: 00429731-014-AP5

Parcel No. 1420-28-510-002

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(s) DECLARE(s)  
 unincorporated area  
 the City of Minden

Documentary Transfer Tax is \$ 0.00  
 computed on full value of interest or property conveyed, or  
 full value less value of liens or encumbrances remaining at the  
time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Timothy Vicente Ortega, Jr., a Single Man

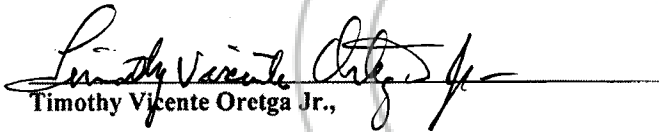
hereby GRANT(s) to  
Timothy V. Ortega, Jr., Trustee of The Ortega Family Trust, Dated July 30, 2015

the following real property in the City of Minden County of Douglas, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Dated: October 3, 2016

BUYER:

  
Timothy Vicente Ortega Jr.,

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

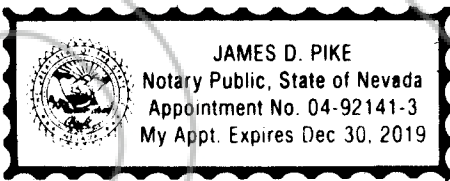
STATE OF CALIFORNIA }  
COUNTY OF DOUGLAS } SS:

On 10-07-2016 before me, James D Pike  
a Notary Public, personally appeared TIMOTHY ORTEGA

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.  
WITNESS my hand and official seal.

Signature [Handwritten Signature]



**Order No.: 01605192-TO**

**EXHIBIT A**

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

Lot 7, in Block A, as set forth on the Official Plat of Mission Hot Springs, Unit No. 1, filed in the office of the Recorder of Douglas County, Nevada, on July 1, 1987, Book 787, Page 001, Document No. 157492 of Official Records.

APN: 1420-28-510-002



**STATE OF NEVADA-DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

- a) 1420-28-510-002
- 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: SD~Trust Verified	

**3. Total Value/Sales Price of Property:**

\$0.00 \_\_\_\_\_

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_

Transfer Tax Value \$0.00 \_\_\_\_\_

Real Property Transfer Tax Due: \$ **0.00** \_\_\_\_\_

**4. If Exemption Claimed**

- a. Transfer Tax Exemption, per NRS 375.090, Section 7 \_\_\_\_\_
- b. Explain Reason for Exemption: Transfer to a Trust without consideration

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 *Timothy V. Ortega, Jr.* Capacity Title Company

Signature \_\_\_\_\_ Capacity \_\_\_\_\_

SELLER (GRANTOR) INFORMATION (REQUIRED)	BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: <u>Timothy Vicente Ortega, Jr.</u>	Print Name: <u>Timothy V. Ortega, Jr., Trustee of the Ortega Family Trust</u>
Address: <u>1429 North Santa Barbara Drive</u> <u>Minden, NV 89423</u> City, State, Zip	Address: <u>1429 North Santa Barbara Drive</u> <u>Minden, NV 89423</u> City, State Zip

**COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1605192-TO

Address: 5441 Kietzke Lane, Suite 100

City, State, Zip: Reno, NV 89511