

DOUGLAS COUNTY, NV

2017-893990

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

01/30/2017 02:57 PM

CAPITAL TITLE COMPANY OF NEVADA, LLC

KAREN ELLISON, RECORDER

E05

APN: 1220-21-610-119  
ESCROW NO: 10016609-006-KB  
WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:  
JOSE LUIS MONTOYA  
1339 HONEYBEE LANE  
GARDNERVILLE, NV 89460

\$ RPTT 0.00

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That

Janeth Villarreal, spouse of Grantee herein,

In consideration of \$10.00, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to

Jose Luis Montoya, a married man as his sole and separate property

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

**See Exhibit "A" attached hereto and made a part hereof.**

This deed is hereby given to divest any community property interest Janeth Villarreal may have in the above described real property by reason of his/her marriage to Jose Luis Montoya.

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

Witness his/hers/theirs hand(s) this 9th day of December, 2016.

Janeth Villarreal  
Janeth Villarreal

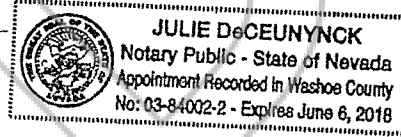
STATE OF NEVADA  
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on 12/9/2016,

by Janeth Villarreal

Julie DeCeunynck  
Notary Public



**LEGAL DESCRIPTION**

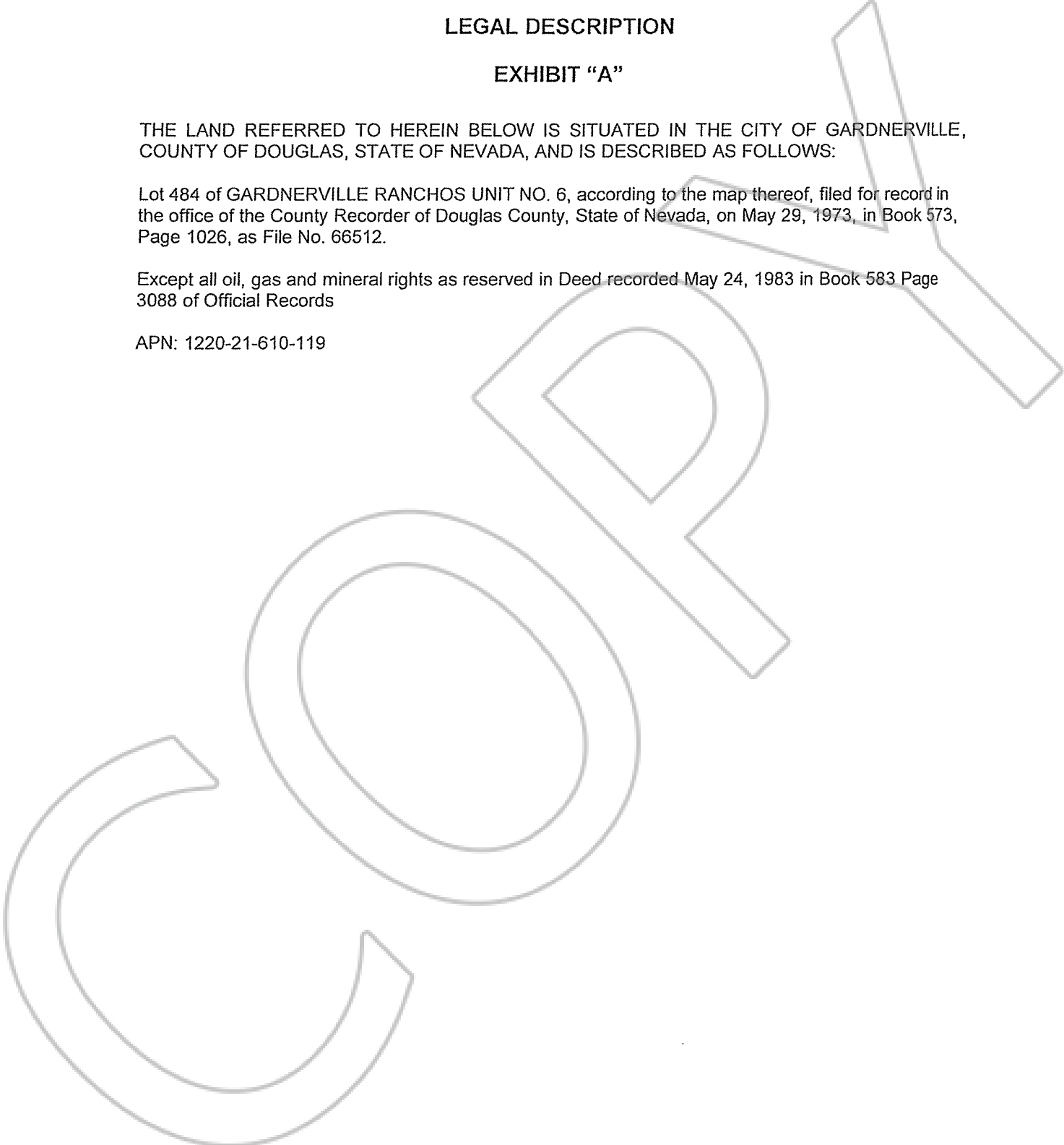
**EXHIBIT "A"**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF GARDNERVILLE,  
COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

Lot 484 of GARDNERVILLE RANCHOS UNIT NO. 6, according to the map thereof, filed for record in  
the office of the County Recorder of Douglas County, State of Nevada, on May 29, 1973, in Book 573,  
Page 1026, as File No. 66512.

Except all oil, gas and mineral rights as reserved in Deed recorded May 24, 1983 in Book 583 Page  
3088 of Official Records

APN: 1220-21-610-119



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

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

- a) 1220-21-610-119
- b) \_\_\_\_\_
- c) \_\_\_\_\_
- d) \_\_\_\_\_

**2. Type of Property:**

- a)  Vacant Land
- b)  XX Single Fam. Res.
- c)  Condo/Twnhse
- d)  2-4 Plex
- e)  Apt. Bldg
- f)  Comm'l/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other

<b>FOR RECORDER'S OPTIONAL USE ONLY</b>	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

**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 5
- b. Explain Reason for Exemption: Spouse relinquishing interest 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: Janeth Villarreal Capacity Grantor  
 Signature: \_\_\_\_\_ Capacity Grantee

<u>SELLER (GRANTOR) INFORMATION</u>	<u>BUYER (GRANTEE) INFORMATION</u>
(Required)	(Required)
Print Name: <u>Janeth Villarreal</u>	Print Name: <u>Jose Luis Montoya</u>
Address: <u>1339 Honeybee Lane</u>	Address: <u>1339 Honeybee Lane</u>
City: <u>Gardnerville</u>	City: <u>Gardnerville</u>
State: <u>NV</u> Zip: <u>89460</u>	State: <u>NV</u> Zip: <u>89460</u>

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

Print Name: Capital Title Company of Nevada                      Escrow #: 10016609  
 Address: 540 W Plumb Lane, Suite 100  
Reno, NV 89509

**AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED**