

DOUGLAS COUNTY, NV **2017-895050**
RPTT:\$585.00 Rec:\$15.00
\$600.00 Pgs=2 **02/23/2017 08:56 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1420-08-310-023

Escrow No. 00224807 - 016 - 17
RPTT 585.00
When Recorded Return to:
Raul Hurtado Ramirez
2653 Fuller Avenue
Minden, NV 89423
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Kerry Temoin and Flora Temoin, Husband and Wife, as Joint Tenants

do(es) hereby Grant, Bargain, Sell and Convey to
Raul Hurtado Ramirez and April Nichole Devers, Husband and Wife, as Joint Tenants with
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 20th day of February, 2017


Kerry Temoin


Flora Temoin

STATE OF
COUNTY OF

This instrument was acknowledged before me on 20th February 2017,
by Kerry Temoin and Flora Temoin


NOTARY PUBLIC

SPACE BELOW FOR RECORDER



JANICE M PAGE
MY COMMISSION #FF066987
EXPIRES December 9, 2017
(407) 398-0153 FloridaNotaryService.com

Exhibit A

That portion of Lot 4 in Block E as set forth on the final map of Sunridge Heights II Phase 2, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on March 3, 1994 in Book 394 at Page 568 as Document No. 331447 and that portion of a parcel of land designated as open space on the final map of Sunridge Heights, Phases 4 & 5A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada on July 1, 1994 in Book 794, Page 1, as Document No. 340968, described as follows:

Beginning at the Southeast corner of Lot 4, Block E, as shown on Final Map No. 331447;

Thence South $79^{\circ}21'20''$ West, 173.63 feet to a point on a curve having a radius of 45.00 feet and a radial bearing of North $69^{\circ}19'57''$ East;

Thence Northwesterly along said curve through a central angle of $44^{\circ}33'57''$ and an arc length of 35.00 feet;

Thence North $35^{\circ}13'04''$ East, 92.46 feet;

Thence North $57^{\circ}57'22''$ East, 72.44 feet;

Thence North $81^{\circ}31'02''$ East, 42.32 feet;

Thence South $19^{\circ}04'48''$ East, 74.14 feet;

Thence South $16^{\circ}53'28''$ East, 45.00 feet to the True Point of Beginning.

The above metes and bounds description appeared previously in that certain document recorded August 6, 2002, in Book 802, Page 1652, as Document No. 548850 of Official Records, Douglas County, Nevada.

SPACE BELOW FOR RECORDER

1. APN: 1420-08-310-023

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:** \$150,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$150,000.00
 Real Property Transfer Tax Due: \$ 585.00

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>[Signature]</i>	Capacity grantor
Signature <i>Flora Temoin</i>	Capacity grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Kerry Temoin and Flora Temoin	Print Name: Raul Hurtado Ramirez, and April Nichole Devers
Address: 5108 Rolling Fairway Drive	Address: 2653 Fuller Avenue
City/State/Zip: Valrico, FL 33596	City/State/Zip: Minden, NV 89423

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00224807-016dr
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)