

DOUGLAS COUNTY, NV

**2017-896180**

RPTT:\$0.00 Rec:\$16.00

\$16.00 Pgs=3

**03/21/2017 08:34 AM**

CAPITAL TITLE COMPANY OF NEVADA, LLC

KAREN ELLISON, RECORDER

E03

APN: 1420-18-214-029

ESCROW NO: 10016977

WHEN RECORDED MAIL TO and  
MAIL TAX STATEMENT TO:

MARCELINO AVILA  
889 COLOMA DRIVE  
CARSON CITY, NV 89705

RPTT = \$ 0.00

### GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Marcelino Avila and Leticia Garcia, husband and wife who acquired title as Leticia Garcia, a single woman and Marcelino Avila, a single man,  
**as joint tenants**

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

Marcelino Avila and Leticia Garcia, husband and wife as joint tenants

all that real property situated in the City of Carson City, 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 his/hers/theirs hand(s) this March 9, 2017

Marcelino Avila  
Marcelino Avila

Leticia Garcia  
Leticia Garcia

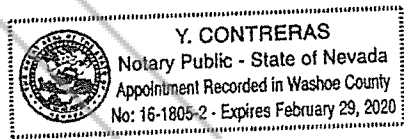
STATE OF NEVADA  
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on MARCH 16 2017  
by MARCELINO AVILA AND LETICIA GARCIA

Notary Public

[Signature]



## LEGAL DESCRIPTION

### EXHIBIT "A"

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

Lot 8 in Block A of SILVERADO HEIGHTS SUBDIVISION, according to the map thereof, filed for record in the Office of the County Recorder of Douglas County, State of Nevada, on September 18, 1978, in Book 978, Page 1176, as Document No. 25326 and Certificate of Amendment of the Final Plat of said subdivision, recorded August 23, 1979, in Book 879 of Official Records, at Page 1725, as Document No. 35885, and Certificate of Amendment of the Final Plat of said subdivision recorded October 12, 1979, in Book 1079, at Page 1039, as Document No. 37638, Official Records, Douglas County, State of Nevada.

APN: 1420-18-214-029

STATE OF NEVADA  
DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-18-214-029
- 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'/Ind'l
- g)  Agricultural
- h)  Mobile Home
- Other

FOR RECORDER'S OPTIONAL USE ONLY	
Book: _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. Total Value/Sales Price of Property:

\$0.0 \_\_\_\_\_  
 Deed in Lieu of Foreclosure Only (value of property) (0.00 \_\_\_\_\_)  
 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 3
- b. Explain Reason for Exemption: updating vesting to recognize true status joint tenants our now married previous doc #587230

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 [Signature] Capacity Grantor  
 Signature Marcelino Avila Capacity Grantee

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(Required)

(Required)

Print Name: Marcelino Avila Leticia Garcia  
 Address: 889 Coloma Drive  
 City: Carson City  
 State: NV                      Zip: 89705

Print Name: Marcelino Avila Leticia Garcia  
 Address: 889 Coloma Drive  
 City: Carson City  
 State: NV                      Zip: 89705

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

Print Name: Capital Title Company of Nevada, LLC Escrow #: 10016977  
 Address: 540 W Plumb Lane, Suite 100  
Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED