

DOUGLAS COUNTY, NV
RPTT:\$1673.10 Rec:\$15.00
\$1,688.10 Pgs=2 2017-897406
04/18/2017 09:54 AM
FIRST AMERICAN TITLE MINDEN
KAREN ELLISON, RECORDER

A.P. No. 1420-28-310-024
Escrow No. 143-2518219-SC
R.P.T.T. \$1,673.10

WHEN RECORDED RETURN TO:

Michael M. Mirabal, II and Alisa N. Mirabal
2859 San Gabriel Drive
Minden, NV 89423

MAIL TAX STATEMENTS TO:

2859 San Gabriel Drive
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

John W. Rhodes and Tonia R. Rhodes, husband and wife as joint tenants

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

Michael M. Mirabal, II and Alisa N. Mirabal, husband and wife as joint tenants with right of survivorship

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

LOT 77 OF BLOCK D AS SAID LOT AND BLOCK ARE SET FORTH ON THE FINAL MAP #PD99-02-04 FOR SARATOGA SPRINGS ESTATES UNIT 4, A PLANNED UNIT DEVELOPMENT, RECORDED MAY 19, 2000 IN BOOK 0500 OF OFFICIAL RECORDS, PAGE 4445, DOUGLAS COUNTY, NEVADA AS DOCUMENT NO. 492337 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED NOVEMBER 30, 2000, IN BOOK 1100, PAGE 6042, DOCUMENT NO. 504169 OF OFFICIAL RECORDS.

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: 03/30/2017

John W. Rhodes
John W. Rhodes
Tonia R. Rhodes
Tonia R. Rhodes

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

This instrument was acknowledged before me on
4-13-17 by
John W. Rhodes and Tonia R. Rhodes.

Suzanne Cheechov
Notary Public
(My commission expires: 5-12-2019)

 **SUZANNE CHEECHOV**
NOTARY PUBLIC
STATE OF NEVADA
My Commission Expires: 05-12-19
Certificate No: **99-36466-6**

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 03/30/2017 under Escrow No. 143-2518219

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-28-310-024
 b) _____
 c) _____
 d) _____

2. Type of Property
 a) Vacant Land b) Single Fam.
 c) Condo/Twnh d) 2-4 Plex
 e) Apt. Bldg. f) Comm'l/Ind'l
 g) Agricultural h) Mobile Home
 i) Other _____

FOR RECORDERS OPTIONAL	
Boo _____	Page: _____
Date of _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$429,000.00
 b) Deed in Lieu of Foreclosure Only (value of) (\$ _____)
 c) Transfer Tax Value: \$429,000.00
 d) Real Property Transfer Tax Due \$1,673.10

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, _____
 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: [Signature]
 Signature: _____

Capacity: Eoffles
 Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

Print Name: John W. Rhodes and Tonia R. Rhodes
 Address: 848 Muledeer Cir
 City: South Lake Tahoe
 State: CA Zip: 96150

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Michael M. Mirabal, II and Alisa N. Mirabal
 Address: 2859 San Gabriel Drive
 City: Minden
 State: NV Zip: 89423

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

Print Name: First American Title Insurance Company
 Address: 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2518219 SC/ SC
 State: NV Zip: 89423

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