

A.P.N.: 1022-11-002-001
File No: 143-2520130 (SC)
R.P.T.T.: \$711.75 C

When Recorded Mail To: Mail Tax Statements To:
Diane E. Ryan
4000 Topaz Ranch Drive
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

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

Alfredo Salinas an unmarried man

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

Diane E. Ryan, an unmarried woman

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

LOT 33 OF TOPAZ RANCH ESTATES NO. 1, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON DECEMBER 4, 1963, IN BOOK 20, PAGE 717, DOCUMENT NO. 23962.

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.

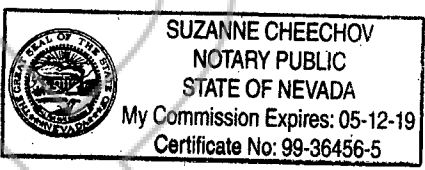
Date: 04/21/2017

Alfredo Salinas
Alfredo Salinas

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

This instrument was acknowledged before me on 5-17-17 by **Alfredo Salinas**.

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



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 21, 2017** under Escrow No. **143-2520130**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-11-002-001
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$182,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$182,500.00
- d) Real Property Transfer Tax Due \$711.75

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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 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: *Alfredo Salinas* Capacity: *Eoffler*
 Signature: _____ Capacity: _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**

Print Name: Alfredo Salinas
 Address: 4000 TOPAZ RANCH DR
 City: WELLINGTON
 State: NV Zip: 89444

Print Name: Diane E. Ryan
 Address: 4000 Topaz Ranch Drive
 City: Wellington
 State: NV Zip: 89444

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

First American Title Insurance
 Print Name: Company File Number: 143-2520130 SC/ SC
 Address: 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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