

DOUGLAS COUNTY, NV **2017-907849**
RPTT:\$1189.50 Rec:\$35.00
\$1,224.50 Pgs=4 **12/08/2017 03:11 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Paul F. Sanchez
Alana M. Sanchez
PO Box 373
Zephyr Cove, NV 89448

MAIL TAX STATEMENTS TO:
Paul F. Sanchez
same as above

Escrow No. 1705856-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.
(Pursuant to NRS 239b.030)

APN No.: 1420-33-111-043
R.P.T.T. \$1,189.50

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED


THIS INDENTURE WITNESSETH: That Sunita Hinnant, nka, Sunita Broderick, An Unmarried Woman

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Paul F. Sanchez and Alana M. Sanchez, Husband and Wife, as joint tenants

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

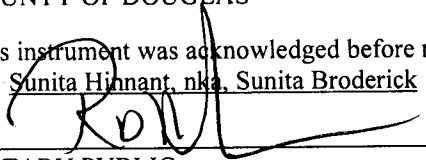
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

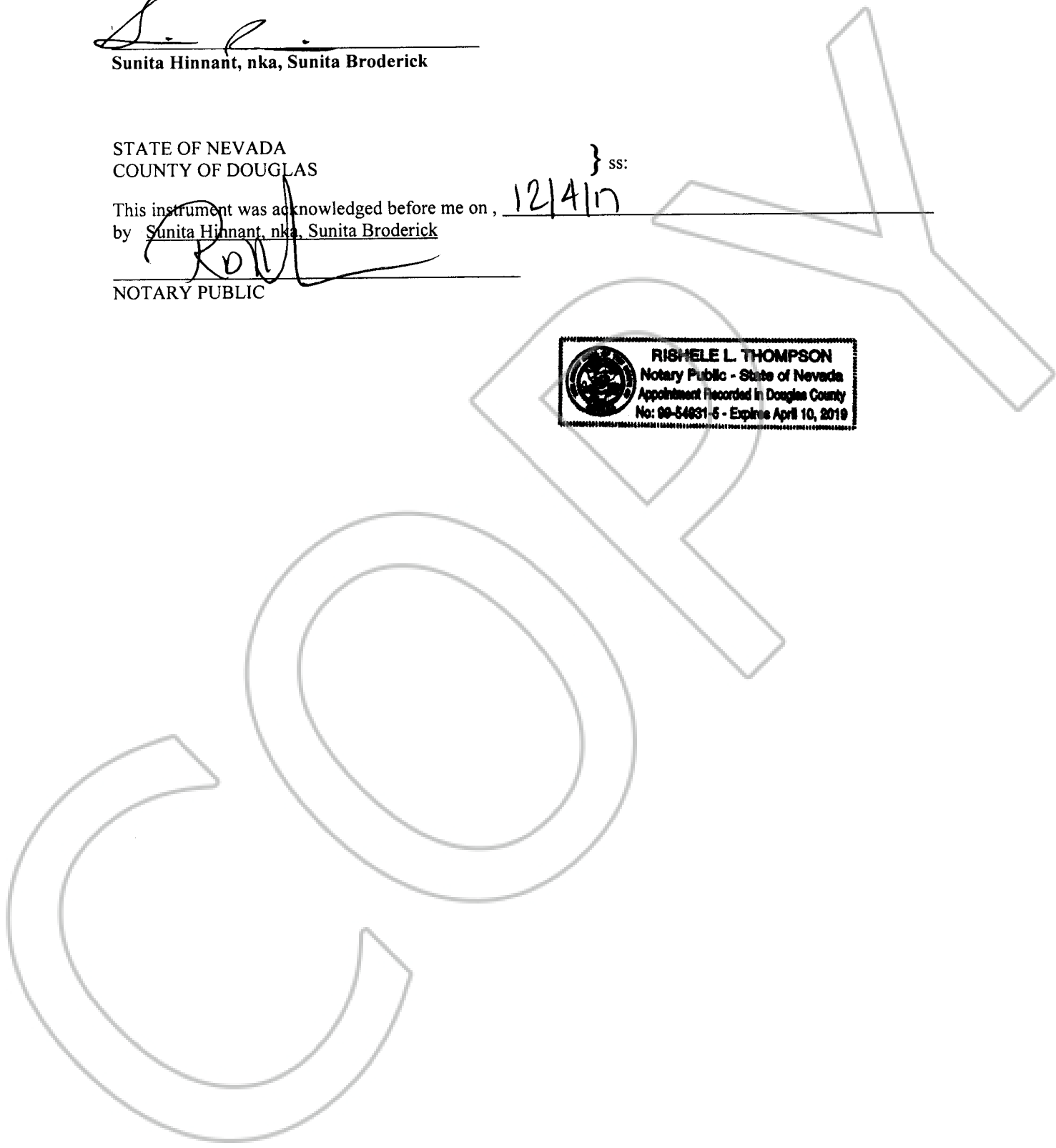
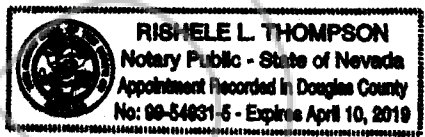
Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.


Sunita Hinnant, nka, Sunita Broderick

STATE OF NEVADA
COUNTY OF DOUGLAS

This instrument was acknowledged before me on, 12/4/17 } ss:
by Sunita Hinnant, nka, Sunita Broderick


NOTARY PUBLIC



COPY

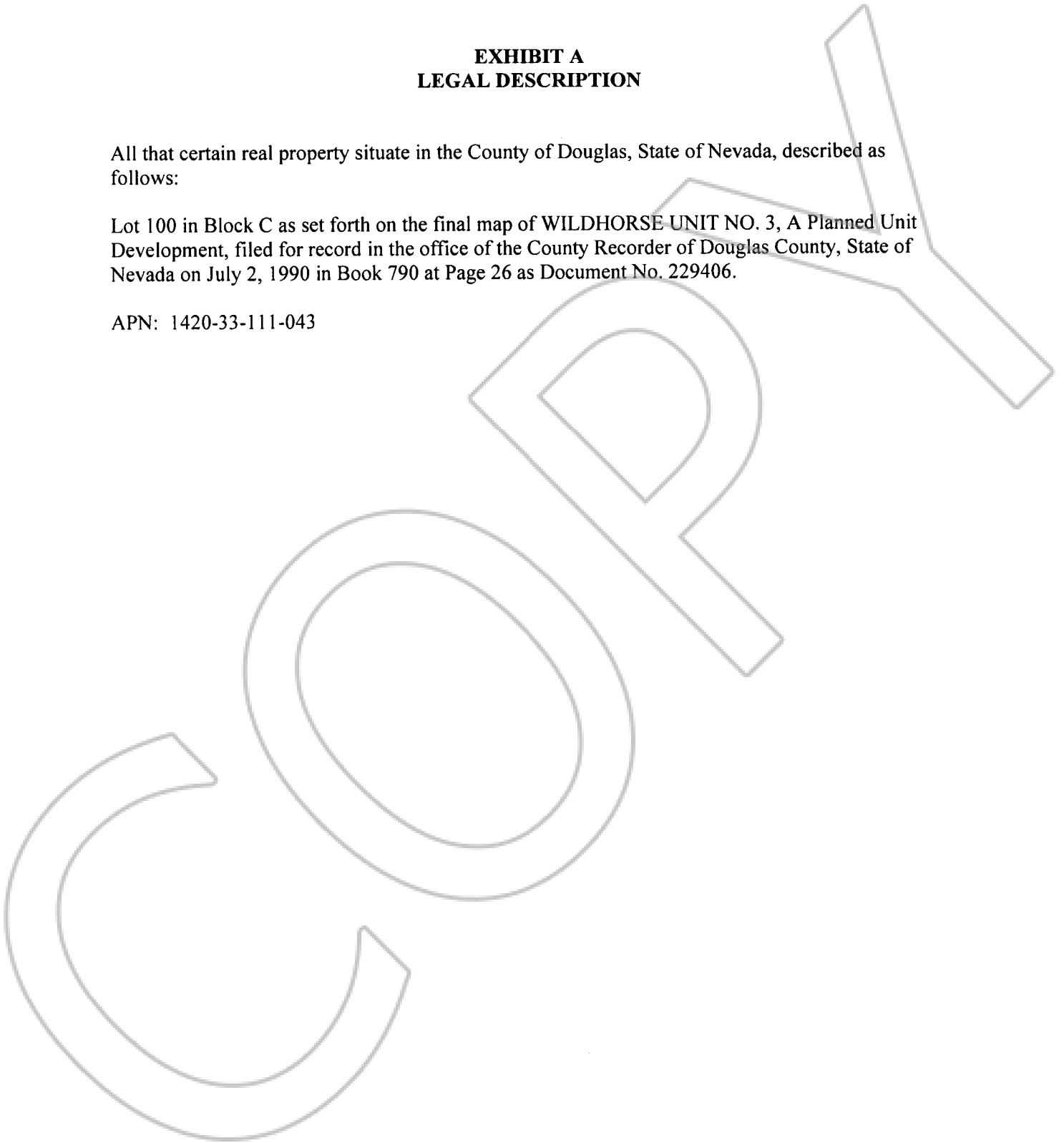
Escrow No. 1705856-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 100 in Block C as set forth on the final map of WILDHORSE UNIT NO. 3, A Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada on July 2, 1990 in Book 790 at Page 26 as Document No. 229406.

APN: 1420-33-111-043



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-33-111-043
 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 ONLY
 Book _____ Page _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property: \$ 305,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 305,000.00
 d. Real Property Transfer Tax Due: \$ 1,189.50

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 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 _____ Capacity _____

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Sunita Hinnant, nka, Sunita Broderick
 Address: 1263 Branco Ct.
 City: Minden NV 89423
 State: Zip: _____

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Paul F. Sanchez and Alana M. Sanchez
 Address: PO Box 373
 City: Leguna Cove
 State: Zip: 89448

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01705856-020-RLT
 Address: 1483 Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED