

DOUGLAS COUNTY, NV **2017-907864**
RPTT:\$0.00 Rec:\$35.00
\$35.00 Pgs=2 12/11/2017 09:38 AM
TICOR TITLE CARSON CITY- 307 WEST WINNIE
KAREN ELLISON, RECORDER E05

WHEN RECORDED MAIL TO:
Juan and Victoria Hernandez
926 Amador Cir.
Carson City, NV 89705

MAIL TAX STATEMENTS TO:
Same as above

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)

Escrow No. 1706015-DKD
APN 1420-18-113-083
R.P.T.T. \$0.00

Space Above for Recorder's Use Only

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Juan Hernandez, a married man as his sole and separate property

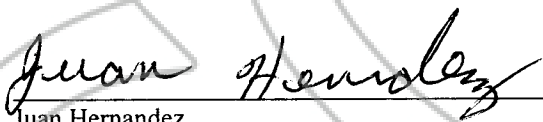
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Juan Hernandez and Victoria Hernandez, husband and wife as community property with right of survivorship 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.

It is the express intent of the grantor, being the spouse of the grantee, to convey all right, title and interest of the grantor, community or otherwise, in and to the herein described property to the grantee as his/her sole and separate property.



Juan Hernandez

STATE OF NEVADA
COUNTY OF CARSON CITY

} ss:

This instrument was acknowledged before me on December 6, 2017

by Juan Hernandez



NOTARY PUBLIC


DANIELLE DeWITT
Notary Public - State of Nevada
Appointment Recorded in Washoe County
No: 98-49585-2 - Expires December 5, 2018

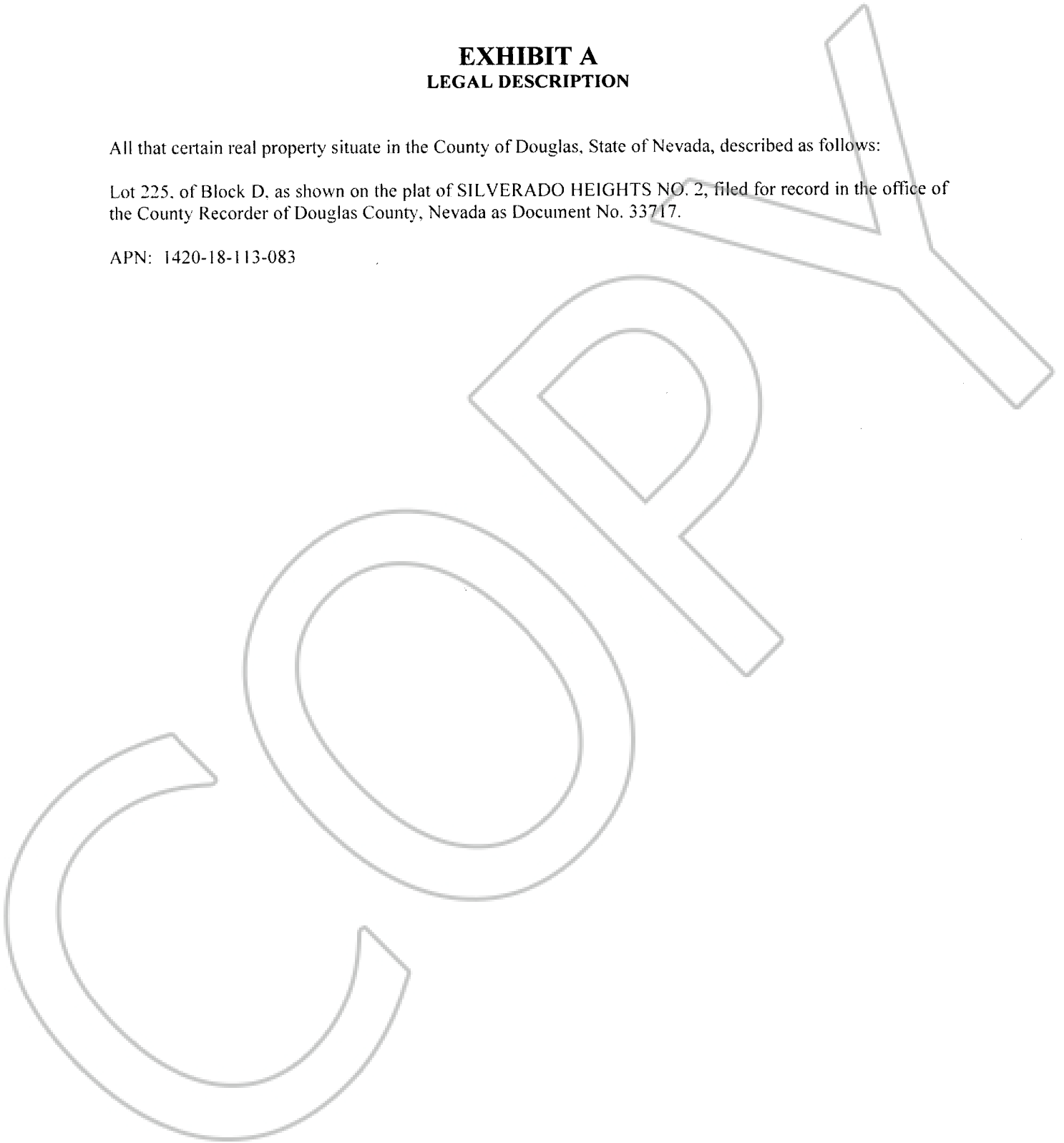
Escrow No. 1706015-DKD

EXHIBIT A
LEGAL DESCRIPTION

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

Lot 225. of Block D. as shown on the plat of SILVERADO HEIGHTS NO. 2, filed for record in the office of the County Recorder of Douglas County, Nevada as Document No. 33717.

APN: 1420-18-113-083



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1420-18-113-083
- 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
Notes: _____

3. Total Value/Sales Price of Property:

Deed in Lieu of Foreclosure Only (value of property) \$ _____
Transfer Tax Value \$ _____
Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed

- a. Transfer Tax Exemption, per NRS 375.090, Section 5
- b. Explain Reason for Exemption: Transfer of title between spouses without consideration

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 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 Juan Hernandez Capacity Grantor
Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Juan Hernandez
Address: 926 Amador Cir
City: Carson City
State: NV Zip: 89705

Print Name: Juan Hernandez and Victoria Hernandez
Address: 926 Amador Cir.
City: Carson City
State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(REQUIRED IF NOT THE SELLER OR BUYER)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1706015-DKD
Address: 5441 Kietzke Lane, #100
City: Reno State: Nevada Zip: 89511

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)