

DOUGLAS COUNTY, NV  
RPTT:\$1209.00 Rec:\$35.00  
\$1,244.00 Pgs=3

**2018-909590**  
01/24/2018 12:53 PM

ETRCO  
KAREN ELLISON, RECORDER

APN#: 1420-07-117-035  
RPTT: \$1209.00

Recording Requested By:  
Western Title Company

Escrow No.: 093830-AMG

When Recorded Mail To:  
Jose Antonio Garcia and Irene  
Garcia  
853 Valley Vista Drive  
Carson City, NV 89705

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted  
for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature

  
Amy Gutierrez

Escrow Officer

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**Grant, Bargain, and Sale Deed**

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Ismael G. Montanez and Elizabeth A. Montanez, husband and wife as joint tenants

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Jose A. Garcia and Irene Garcia, husband and wife as joint tenants with right of survivorship


and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

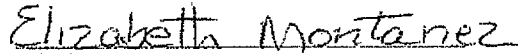
The land referred to herein is situated in the State of Nevada, County of Douglas described as follows:

Lot H3, as shown on the Final Map #97-1007-6 of VALLEY VISTA ESTATES, PHASE 5 recorded in the office of the Douglas County Recorder, State of Nevada, on September 24, 2001, in Book 901, at Page 5362, as Document No. 523333, Official Records.

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

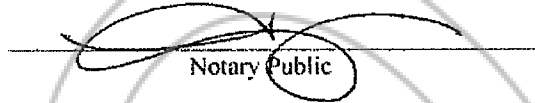
Dated: 01/15/2018


  
Ismael G. Montanez

  
Elizabeth A. Montanez

STATE OF Nevada } ss  
COUNTY OF Carson City  
This instrument was acknowledged before me on  
1/22/18

By Ismael G. Montanez and Elizabeth A. Montanez.

  
Notary Public

 AMY GUTIERREZ  
Notary Public - State of Nevada  
Appointment Recorded in Carson City  
No: 09-10312-3 Expires April 1, 2021

STATE OF NEVADA DECLARATION OF VALUE

1. Assessors Parcel Number(s)  
 a) 1420-07-117-035

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

FOR RECORDERS OPTIONAL USE ONLY	
DOCUMENT/INSTRUMENT #:	_____
BOOK _____	PAGE _____
DATE OF RECORDING:	_____
NOTES:	_____

3. Total Value/Sales Price of Property: \$310,000.00  
 Deed in Lieu of Foreclosure Only (value of property) ( )  
 Transfer Tax Value: \$310,000.00  
 Real Property Transfer Tax Due: \$1,209.00

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 \_\_\_\_\_ Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Ismael G. Montanez and Elizabeth A. Montanez  
 Address: 2673 Lindbergh Lane  
 City: Lincoln  
 State: CA Zip: 95648

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

Print Name: Jose Antonio Garcia and Irene Garcia  
 Address: 853 Valley Vista Drive  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: Carson Office  
2310 S. Carson St, Suite 5A  
 City/State/Zip: Carson City, NV 89701

Esc. #: 093830-AMG

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