

2018-910597

02/20/2018 02:58 PM

A.P.N.: 1320-30-512-026

File No: 143-2524188 (NF)

R.P.T.T.: \$1,944.15

When Recorded Mail To: Mail Tax Statements To:
James A. Villasenor and Ana O. Lopez-DeVillasenor
1793 Verona Way
Minden, NV 89423

GRANT, BARGAIN and SALE DEED

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

Custom Craft Builders, LLC, a Nevada limited liability company

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

James A. Villasenor and Ana O. Lopez-DeVillasenor, 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 26 IN BLOCK B AS SET FORTH ON FINAL MAP LDA 16-001 & PD 02-004-2 FOR LA
COSTA AT MONTE VISTA PHASE 3, FILED FOR RECORD WITH THE DOUGLAS COUNTY
RECORDER ON JULY 14, 2017 AS DOCUMENT NO. 901410, OFFICIAL RECORDS OF
DOUGLAS COUNTY, NEVADA.**

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: 07/13/2017

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1320-30-512-026
- 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: \$498,500.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$498,500.00
- d) Real Property Transfer Tax Due \$1,944.15

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: [Signature]
Signature: _____

Capacity: Officer
Capacity: _____

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

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

Print Name: Custom Craft Builders, LLC
Address: 440 Foothill Rd
City: Gardnerville
State: NV Zip: 89410

Print Name: James A. Villasenor and Ana O. Lopez-DeVillasenor
Address: 1793 Verona Way
City: Minden
State: NV Zip: 89423

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

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

File Number: 143-2524188 NF/ NF
State: NV Zip: 89423

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