

A.P.N.: 1220-09-415-005
File No: 143-2540596 (mk)
R.P.T.T.: \$1,950.00

When Recorded Mail To: Mail Tax Statements To:
John A. Estrada and Margaret Tobin Estrada
1043 Maverick Court
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Jaxon Luhrs and Sara Luhrs, husband and wife as joint tenants

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

John A. Estrada and Margaret Tobin Estrada, 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 5 IN BLOCK 1, AS SET FORTH ON THE FINAL SUBDIVISION MAP LDA #97-008-6
FOR SILVERANCH PHASE 6 FILED IN THE OFFICE OF THE COUNTY RECORDER OF
DOUGLAS COUNTY, STATE OF NEVADA, ON AUGUST 23, 2001, BOOK 801, PAGE 6153,
AS DOCUMENT NO. 521220.**


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: 03/29/2018



Jaxon Luhrs


Sara Luhrs

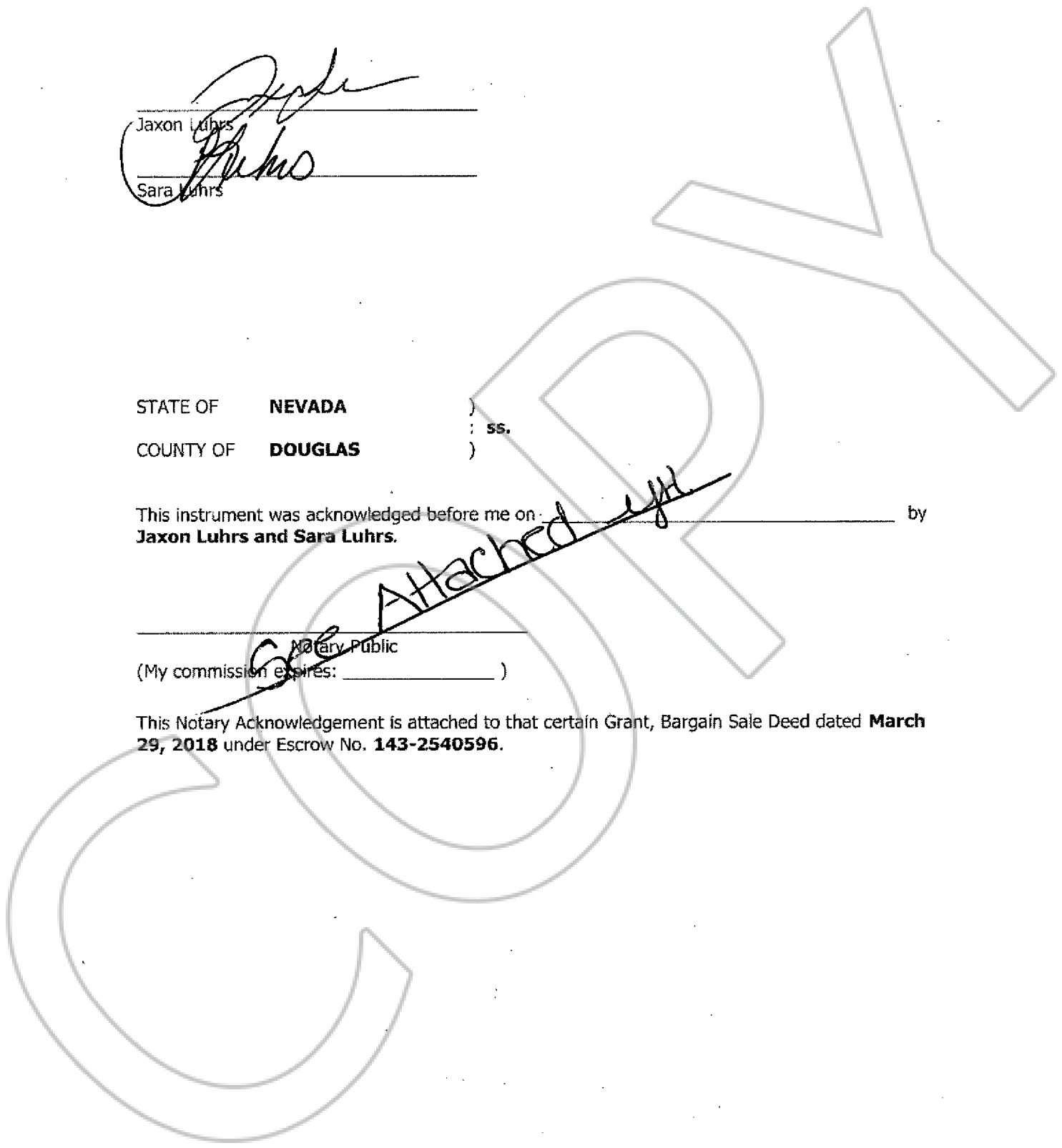
STATE OF **NEVADA**)
) ss.
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on _____ by
Jaxon Luhrs and Sara Luhrs.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **March 29, 2018** under Escrow No. **143-2540596.**

See Attached



ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

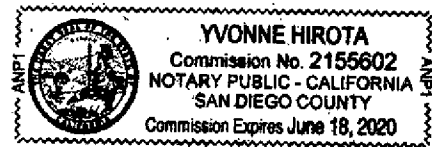
On 22nd day of April, 2018 before me, Yvonne Hirota

A Notary Public personally appeared Jaxon Luhrs & Sara Luhrs

Who proved to me on the basis of satisfactory evidence to be the person (s) whose name (s) (is/are) subscribed to the within instrument and acknowledged to me that he (s) (he/she/they) executed the same in his (s) (her/their) authorized capacity (ies) and that by his (s) (her/their) signature (s) on the instrument the person (s) or the entity upon behalf of which the person (s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Signature Yvonne Hirota (seal)

Name (printed): Yvonne Hirota

Commission Expires: June 18, 2020

Grant, Bargain & Sale Deed

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-09-415-005
- 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: \$500,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$500,000.00
- d) Real Property Transfer Tax Due \$1,950.00

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]

Capacity: agent

Signature: _____

Capacity: _____

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

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

Print Name: Jaxon Luhrs and Sara Luhrs

Print Name: John A. Estrada and Margaret Tobin Estrada

Address: 1025 via Unidos

Address: 1043 Maverick Court

City: Fallbrook

City: Gardnerville

State: CA Zip: 92028

State: NV Zip: 89460

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

Print Name: First American Title Insurance Company

File Number: 143-2540596 mk/ et

Address 1663 US Highway 395, Suite 101

City: Minden

State: NV Zip: 89423

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