

DOUGLAS COUNTY, NV
RPTT:\$975.00 Rec:\$35.00
\$1,010.00 Pgs=2
TICOR TITLE - RENO (MAIN)
KAREN ELLISON, RECORDER

2018-913844

05/04/2018 03:35 PM

WHEN RECORDED MAIL TO:
JOSE EDUARDO MARTIN LOZA
12626 IBBETSON AVENUE
DOWNEY, CA 90942

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 1801264-AE

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.: 1420-07-616-054
R.P.T.T. \$ 975.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That JODIE KATHLEEN FELL, an unmarried woman
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to JOSE EDUARDO MARTIN LOZA, a single man**

**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.**

Jodie Kathleen Fell

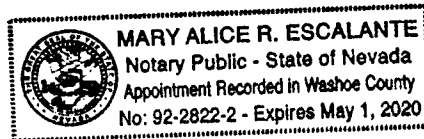
JODIE KATHLEEN FELL

STATE OF NEVADA
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on April 20th 2018 by JODIE KATHLEEN FELL.

NOTARY PUBLIC



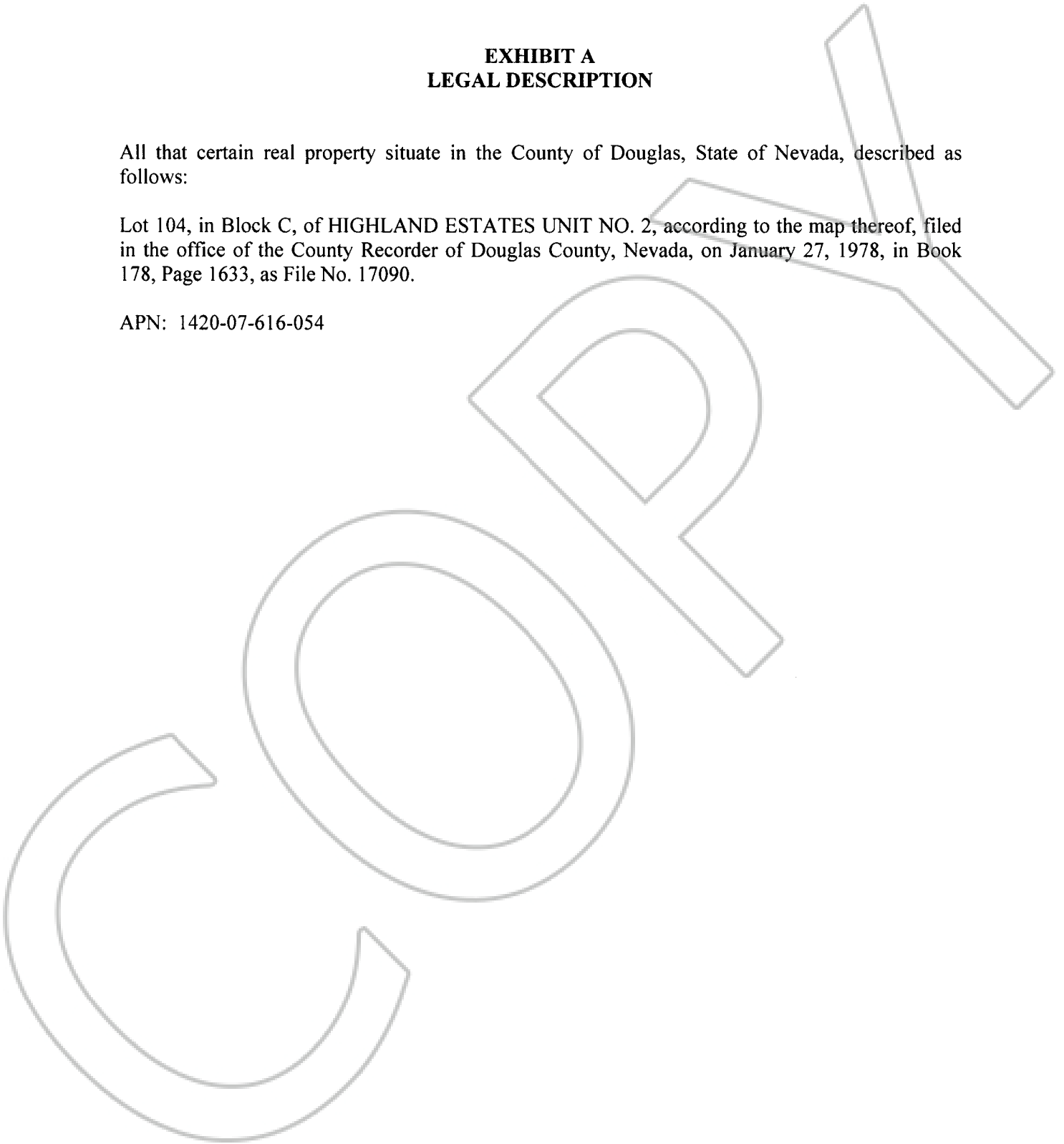
Escrow No. 1801264-AE

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 104, in Block C, of HIGHLAND ESTATES UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, Nevada, on January 27, 1978, in Book 178, Page 1633, as File No. 17090.

APN: 1420-07-616-054



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-07-616-054
b)
c)
d)

2. Type of Property:

- a) [] Vacant Land b) [x] 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. Total Value/Sales Price of Property:

\$250,000.00
Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value \$250,000.00
Real Property Transfer Tax Due: \$975.00

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 Jodie Kathleen Fell Capacity Seller
Signature Buyer Capacity Buyer

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: JODIE KATHLEEN FELL
Address: 962 OPALITE DRIVE
Carson City, NV 89705
City, State, Zip

Print Name: JOSE EDUARDO MARTIN LOZA
Address: 12626 IBBETSON AVE.
DOWNEY, CA 90942
City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1801264-AE
Address: 5441 Kietzke Lane, Suite 100
City, State, Zip: Reno, NV 89511