

DOUGLAS COUNTY, NV

2018-914606

RPTT:\$378.30 Rec:\$35.00

\$413.30 Pgs=3

05/23/2018 09:25 AM

TITLE 365- NLSE

KAREN ELLISON, RECORDER

The undersigned hereby affirms that this document submitted for recording does not contain a social security number.

Signed: Shannon Bailey

Prepared by: Jennifer Montante Vigneri, Esq. – Nevada Bar No.: 11846
Require Real Estate Solutions, LLC
5029 Corporate Woods Drive, Suite 225, Virginia Beach, VA 23462

Return to: Title365-Coraopolis, 345 Rouser Road, Suite 201, Coraopolis, PA 15108
File Number: 3200-18002428

Mail Tax Statement to:

Nancy Medina, Armando Medina, and Genesis Magallon, 2838 Vicky Lane, Minden, NV 89423

Tax No.: 1420-28-410-018

WARRANTY DEED

That I/we, NANCY MEDINA, a married woman, and GENESIS MAGALLON, a single woman, the undersigned (herein referred to as Grantor, whether one or more), do hereby warrant and convey to NANCY MEDINA and ARMANDO MEDINA, wife and husband, and GENESIS MAGALLON, a single woman, as joint tenants with the right of survivorship, (herein referred to collectively as Grantee) and do by these presents, Grantor hereby grants, bargains, sells and conveys unto Grantee all right, title and interest in that certain property situated in the City/Town of Minden, County of Douglas, State of Nevada, to-wit:

Lot 33 of Cochran Estates Unit No. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 23, 1970, in Book 82, Page 294, under File No. 50690.

Being the same property conveyed from Kimberlee L. McKew, a married woman as her sole and separate property, to Nancy Medina, as a married woman, as her sole and separate property, and Genesis Magallon, a single woman, all as joint tenants, by Deed dated July 20, 2017 and recorded July 25, 2017 as Instrument No. 2017-901864 in the Office of the County Recorder of Douglas County, State of Nevada. And being the same property, which is subject to a Grant, Bargain and Sale Deed from Armando Medina to Nancy Medina, as a married woman as her sole

and separate property, recorded July 25, 2017 as Instrument No. 2017-901865 in the Office of the County Recorder of Douglas County, State of Nevada.

Commonly known as: 2838 Vicky Lane, Minden, NV 89423

SUBJECT TO: 1. Current taxes and other assessments:
 2. Covenants, conditions, Reservations, Rights, Right of Way, and Easements now of record.

TOGETHER WITH all and singular tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

TO HAVE AND TO HOLD 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.

Grantor does for Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

TO HAVE AND TO HOLD to the said Grantee, as joint tenants with the right of survivorship, their heirs, personal representatives, executors and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantee herein) in the event one Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other then the heirs and assigns of the Grantee herein shall take as tenants in common.

This deed is exempt from the Affidavit and Fee Requirement under N.R.S. §375.090(3)

WITNESS, Grantor's hand, this the 30 day of March, 2018.



NANCY MEDINA (seal)



GENESIS MAGALLON (seal)

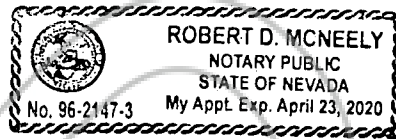
ACKNOWLEDGEMENT

STATE OF NEVADA
COUNTY OF DOUGLAS to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that NANCY MEDINA has acknowledged the same before me in the County and State aforesaid, on this 30 day of MARCH, 2018.

Robert D McNeely

Notary Public
My Commission Expires: 4/23/2020

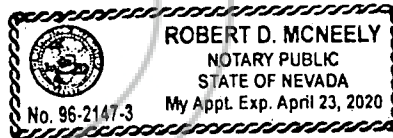


STATE OF NEVADA
COUNTY OF DOUGLAS to-wit:

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that GENESIS MAGALLON has acknowledged the same before me in the County and State aforesaid, on this 30 day of MARCH, 2018.

Robert D McNeely

Notary Public
My Commission Expires: 4/23/2020



**STATE OF NEVADA
DECLARATION OF VALUE**

- 1 Assessor Parcel Number(s)
 a. 1420-28-410-018
 b. _____
 c. _____
 d. _____

2. Type of Property:
- | | |
|--|---|
| a. <input type="checkbox"/> Vacant Land | b. <input checked="" type="checkbox"/> Single Fam. Res. |
| c. <input type="checkbox"/> Condo/Twnhse | d. <input type="checkbox"/> 2-4 Plex |
| e. <input type="checkbox"/> Apt. Bldg | f. <input type="checkbox"/> Comm'l/Ind'l |
| g. <input type="checkbox"/> Agricultural | h. <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other | |

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3.a Total Value/Sales Price of Property \$ 96666 66
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value \$ **0.00**
 d. Real Property Transfer Tax Due \$ **378.30**

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375 090, Section _____
 b. Explain Reason for Exemption: _____

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 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: Agent

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Nancy Medina Genisis Magallon
 Address: 2838 Vicky Lane
 City: Minden
 State NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Nancy Medina Annand Medina Genisis Magallon
 Address: 2838 Vicky Lane
 City: Minden
 State NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Title365
 Address: 345 Rouser Rd
 City: Coraopolis

Escrow # 3200-18002428
 State: PA Zip: 15108