

A.P.N.: 1220-21-810-097
File No: 121-2554350 (TS)
R.P.T.T.: \$1,326.00

DOUGLAS COUNTY, NV
RPTT:\$1326.00 Rec:\$35.00
\$1,361.00 Pgs=2 2018-924037
12/28/2018 12:00 PM
FIRST AMERICAN TITLE RENO
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:
Artemisa L. Cruz
619 Bluerock Road
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Timothy J. Hinkle, a married man as his sole and separate property

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

Artemisa L. Cruz, an unmarried woman

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

LOT 175 AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456.

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: 11/19/2018

Timothy J. Hinkle
Timothy J. Hinkle

STATE OF **NEVADA**)
: **SS.**
COUNTY OF Douglas)

This instrument was acknowledged before me on
December 22, 2018 by
Timothy J. Hinkle.

[Signature]
Notary Public,
(My commission expires: 6/2/2020)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated 11/19/2018 under Escrow No. 121-2554350



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-21-810-097
- 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 ONLY	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: _____

\$340,000.00

b) Deed in Lieu of Foreclosure Only (value of property) _____

(\$ _____)

c) Transfer Tax Value: _____

\$340,000.00

d) Real Property Transfer Tax Due _____

\$1,326.00

4. **If Exemption Claimed:**

a. Transfer Tax Exemption, per 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: *Timothy J. Hinkle*

Capacity: Seller

Signature: _____

Capacity: _____

SELLER (GRANTOR) INFORMATION

BUYER (GRANTEE) INFORMATION

(REQUIRED)

(REQUIRED)

Print Name: Timothy J. Hinkle

Print Name: Artemisa Cruz

Address: 1467 Southgate Dr

Address: 619 Bluerock Road

City: Gardnerville

City: Gardnerville

State: Nevada Zip: 89410

State: NV Zip: 89460

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

Print Name: First American Title Insurance Company

File Number: 121-2554350 TS/TS

Address: 5310 Kietzke Lane, Suite 100

City: Reno

State: NV Zip: 89511-2043

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