

DOUGLAS COUNTY, NV

2019-926222

RPTT:\$653.25 Rec:\$35.00

\$688.25 Pgs=5

02/28/2019 03:35 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Black Rock Real Estate, LLC, a Nevada Limited  
Liability Company  
7785 Dean Martin Drive.  
Las Vegas, NV 89139

MAIL TAX STATEMENTS TO:  
Black Rock Real Estate, LLC, a Nevada Limited  
Liability Company  
Same as above

Escrow No. 1900609-RLT

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.: 1320-32-111-076

R.P.T.T. \$ 653.25

SPACE ABOVE FOR RECORDER'S USE ONLY

**SIGNED IN COUNTERPART**

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Gabriel B. Herz, A single man and Alicia Arraiz-Herz, A single woman, as joint tenants with right of survivorship

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Black Rock Real Estate, LLC, a Nevada Limited Liability Company

**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.**

\_\_\_\_\_  
Gabriel B. Herz

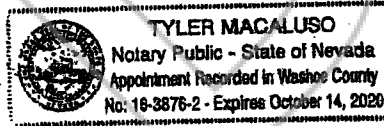
*Alicia Arraiz-Herz*  
\_\_\_\_\_  
Alicia Arraiz-Herz

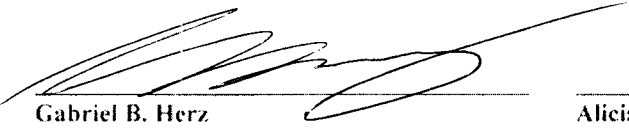
STATE OF NEVADA  
COUNTY OF DOUGLAS

*Washoe*  
This instrument was acknowledged before me on,  
by Gabriel B. Herz and Alicia Arraiz-Herz

} ss:  
*Feb 28, 2019*

*Tm*  
\_\_\_\_\_  
NOTARY PUBLIC



  
\_\_\_\_\_  
Gabriel B. Herz

\_\_\_\_\_  
Alicia Arraiz-Herz

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , \_\_\_\_\_  
by Gabriel B. Herz and Alicia Arraiz-Herz

\_\_\_\_\_  
NOTARY PUBLIC

←  
See updated  
Acknowledgment

Document Title: Grant, Bargain, Sale Deed.

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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 Santa Cruz }

On 02-21-19 before me, Cherie Hanson, Notary Public  
(Here insert name and title of the officer)

personally appeared Gabriel B. Herz,  
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 she/they executed the same in his her/their authorized capacity(ies), and that by his 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.

Cherie Hanson  
Notary Public Signature (Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT  
Grant, Bargain, Sale Deed  
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 03 Document Date 02-21-19

CAPACITY CLAIMED BY THE SIGNER

Individual (s)  
 Corporate Officer

\_\_\_\_\_  
(Title)

Partner(s)  
 Attorney-in-Fact  
 Trustee(s)  
 Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

*This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.*

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - ❖ Indicate title or type of attached document, number of pages and date.
  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

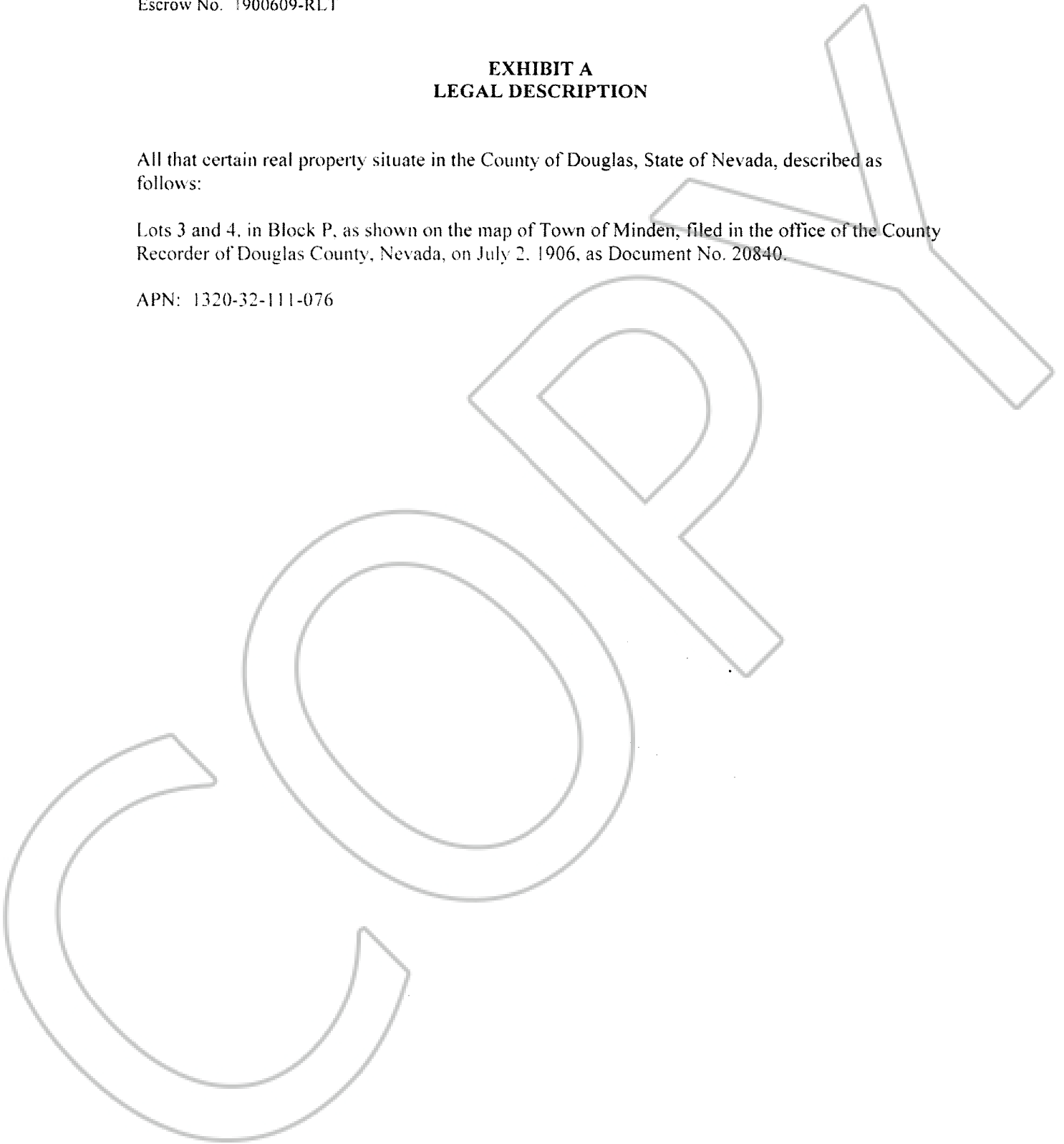
Escrow No. 1900609-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lots 3 and 4, in Block P, as shown on the map of Town of Minden, filed in the office of the County Recorder of Douglas County, Nevada, on July 2, 1906, as Document No. 20840.

APN: 1320-32-111-076



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1320-32-111-076  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 167,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 167,500.00  
 d. Real Property Transfer Tax Due:                                \$ 653.25

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 [Handwritten Signature] Capacity Seller/Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Gabriel B. Herz and Alicia Arraiz-Herz  
 Address: 340 Woodpecker Bridge  
 City: Santa Cruz  
 State/Zip: CA 95060

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Black Rock Real Estate, LLC, a Nevada Limited Liability Company  
 Address: 1785 Dean Martin  
 City: Las Vegas  
 State/Zip: NV 89139

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Tigor Title of Nevada, Inc.                      Escrow No.: 01900609-020-RLT  
 Address: 1483 Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED