

DOUGLAS COUNTY, NV

**2019-926738**

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=2

**03/15/2019 02:50 PM**

TITLE SERVICES OF NEVADA, LLC

KAREN ELLISON, RECORDER

E07

**1420-08-211-024**

**R.P.T.T.: \$**

**ESCROW NO.: NXNV-0310152**

**WHEN RECORDED MAIL TO AND**

**MAIL TAX STATEMENT TO:**

**GRANTEE'S ADDRESS:**

Raymond G. Diaz and Sharon < Diaz

1020 Sunburst Dr

Carson City, NV 89705

### **GRANT BARGAIN SALE DEED**

THIS INDENTURE WITNESSETH:

**Raymond G. Diaz, and Sharon M. Diaz, husband and wife as joint tenants**

in consideration of the sum of Ten Dollars (\$10.00), the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Raymond G. Diaz and Sharon M. Diaz, Trustees of the Raymond and Sharon Diaz Revocable Living Trust dated June 1, 2000

all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Legal description as described below

LOT 8, IN BLOCK J, AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASES 4 & 5A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JULY 1, 1994, BOOK 794, PAGE 12, AS DOCUMENT NO. 340968

SUBJECT TO: 1. Taxes for the current fiscal year.  
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any, of record on said premises.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 03/04/2019

Sharon M. Diaz  
Sharon M. Diaz

Raymond G. Diaz  
Raymond G. Diaz

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 Nevada

COUNTY OF Douglas

On 03-04-2019

before me Donna Peacocke Notary Public,

personally appeared Sharon M. Diaz & Raymond G. Diaz 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 Nevada that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Donna Peacocke (Seal)

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a. 1420-08-211-024  
 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           |   |

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: <u>Verified Trust - JS</u>	

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

**4. If Exemption Claimed:**

- a. Transfer Tax Exemption per NRS 375.090, Section 7  
 b. Explain Reason for Exemption: Transferring back in to trust for no consideration

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 [Signature] Capacity: Agent

Signature \_\_\_\_\_ Capacity: \_\_\_\_\_

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

Print Name: Raymond and Sharon Diaz  
 Address: 1020 Sunburst Dr  
 City: Carson  
 State: NV Zip: 89705

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

Print Name: Diaz Revocable Living Trust  
 Address: 1020 Sunburst Dr  
 City: Carson  
 State: NV Zip: 89705

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

Print Name: NexTitle  
 Address: 2495 Campus Dr #100  
 City: Irvine

Escrow # NXNV-0310152  
 State: CA Zip: 926015