

DOUGLAS COUNTY, NV **2019-930690**
RPTT:\$1813.50 Rec:\$35.00
\$1,848.50 Pgs=1 **06/20/2019 01:34 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1420-08-310-017

Escrow No. 00243411 - 016 - 17
RPTT 1,813.50
When Recorded Return to:
James Russell Beale & Deborah Kay Beale
1001 Blue Ridge Court
Carson City, NV 89705
Mail Tax Statements to:
Grantee same as above

SPACE ABOVE FOR RECORDERS USE

Grant, Bargain, Sale Deed

For valuable consideration, the receipt of which is hereby acknowledged,
Raul H. Ramirez and April N. Devers, Husband and Wife, as Joint Tenants with Right of
Survivorship


do(es) hereby Grant, Bargain, Sell and Convey to
James Russell Beale and Deborah Kay Beale, Trustees of the James Russell and Deborah
Kay Beale Family Trust dated February 19, 2008

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


**Lot 10, in Block E, of the Final Map of SUNRIDGE HEIGHTS II, PHASE 2, a Planned Unit
Development, filed in the office of the County Recorder of Douglas County, Nevada, on
March 3, 1994, in Book 394, Page 568, as Document No. 331447, Official Records.**

Together with all and singular the tenements, hereditaments and appurtenances thereunto
belonging or in anywise appertaining.

Witness my/our hand(s) this 18 day of June, 2019




Raul H. Ramirez




April N. Devers

STATE OF NEVADA
COUNTY OF Douglas
CITY OF CARSON CITY

This instrument was acknowledged before me on June 18, 2019,
by Raul H. Ramirez and April N. Devers



NOTARY PUBLIC

 **KRIS THORSON**
Notary Public - State of Nevada
Appointment Recorded in Carson City
No: 13-12081-3 - Expires January 17, 2022

SPACE BELOW FOR RECORDER

1. APN: 1420-08-310-017

2. Type of Property:

- a) Vacant Land
- b) Single Fam. Res.
- c) Condo/Twnhse
- d) 2-4 Plex
- e) Apt. Bldg
- f) Comm'/Ind'l
- g) Agricultural
- h) Mobile Home
- i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
Document Instrument No.:	
Book:	Page:
Date of Recording:	
Notes:	

STATE OF NEVADA
DECLARATION OF VALUE

3. Total Value/Sales Price of Property: \$464,999.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$464,999.00
 Real Property Transfer Tax Due: \$ 1,813.50
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 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 <i>[Signature]</i>	Capacity <u>grantor</u>
Signature <i>[Signature]</i>	Capacity <u>grantee</u>
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Raul H. Ramirez & April Devers	Print Name: James Russell Beale & Deborah Kay Beale, Trustees*
Address: <u>1001 Blue Ridge Court</u> <u>3676 Cherokee</u> Drive	Address: <u>1001 Blue Ridge Court</u>
City/State/Zip: <u>Carson City, NV 89705</u>	City/State/Zip: <u>Carson City, NV 89705</u>

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00243411-016
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

* of the James Russell & Deborah Kay Beale Family Trust dated 2-19-08