

DOUGLAS COUNTY, NV **2019-931768**
RPTT:\$304.20 Rec:\$35.00
\$339.20 Pgs=3 **07/15/2019 02:07 PM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1022-08-001-025

Escrow No. 00246344 - 016 - 18
RPTT 304.20
When Recorded Return to:
The Carson Group LLC d/b/a/ HomeVestors
1170 Pineridge Dr
Reno, NV 89509
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,
Alfredo A. Ferreira, a single man

do(es) hereby Grant, Bargain, Sell and Convey to
The Carson Group LLC, a Nevada Limited Liability Company d/b/a/ HomeVestors

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

See Exhibit A attached hereto and made a part hereof.

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

SPACE BELOW FOR RECORDER

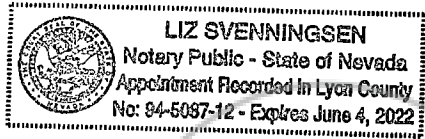
Witness my/our hand(s) this 12 day of July, 2019

Alfredo A. Ferreira
Alfredo A. Ferreira

STATE OF NEVADA
COUNTY OF CARSON CITY

This instrument was acknowledged before me on July 12, 2019,
by Alfredo A. Ferreira.

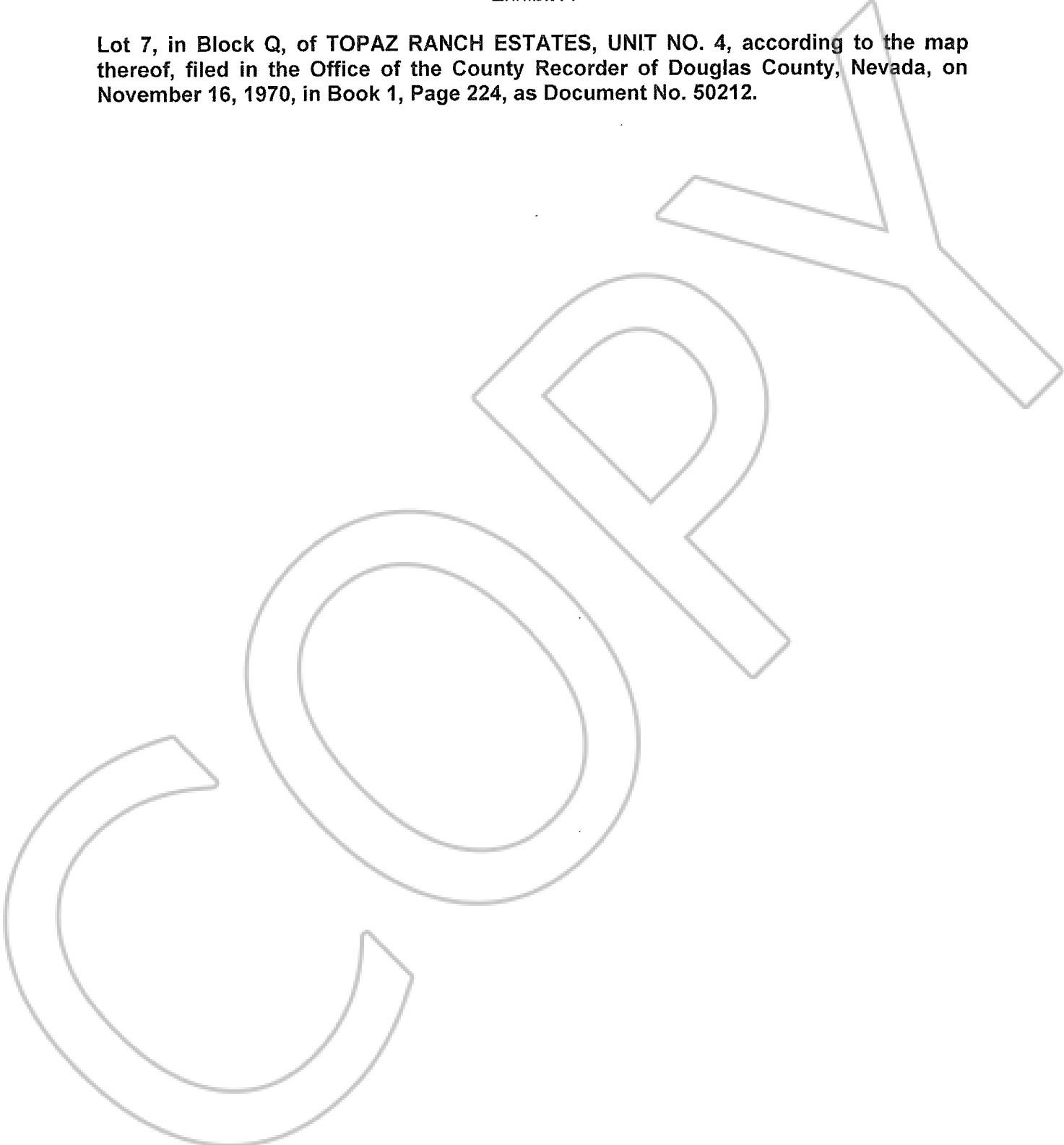
Liz Svenningsen
NOTARY PUBLIC



SPACE BELOW FOR RECORDER _____

Exhibit A

Lot 7, in Block Q, of TOPAZ RANCH ESTATES, UNIT NO. 4, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on November 16, 1970, in Book 1, Page 224, as Document No. 50212.



SPACE BELOW FOR RECORDER

1. APN: 1022-08-001-025

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	
Document Instrument No.:	_____
Book:	Page: _____
Date of Recording:	_____
Notes:	_____

**STATE OF NEVADA
DECLARATION OF VALUE**

3. **Total Value/Sales Price of Property:** \$78,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$78,000.00
 Real Property Transfer Tax Due: \$ 304.20

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 <i>Escrow Holder</i>
Signature _____	Capacity _____
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Alfredo A. Ferreira	Print Name: The Carson Group LLC d/b/a/ HomeVestors
Address: 1213 College Ct	Address: 1170 Pineridge Dr
City/State/Zip: Modesto, Ca 95350	City/State/Zip: Reno, NV 89509

COMPANY REQUESTING RECORDING

Co. Name: First Centennial Title Company of NV	Escrow # 00246344-016
Address: 896 West Nye Lane, Suite 104 Carson City, NV 89703	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)