

DOUGLAS COUNTY, NV

2019-932782

RPTT:\$0.00 Rec:\$35.00

\$35.00 Pgs=4

07/30/2019 02:36 PM

ETRCO

KAREN ELLISON, RECORDER

E04

APN# : 1420-07-510-005

RPTT: \$0.00

Recording Requested By:

Western Title Company

Escrow No.: 105671-WLD

When Recorded Mail To:

Gloria Perez

906 Valley Crest Dr.

Carson City, NV 89705

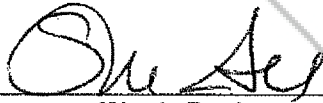
Mail Tax Statements to: (deeds only)

Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.

(Per NRS 239B.030)

Signature



Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Eduardo Vega, an unmarried man and Gloria Perez, an unmarried woman (who acquired title as husband and wife as joint tenants)

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Gloria Perez, an unmarried woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

See Exhibit "A" attached hereto and made a part hereof

TOGETHER with all tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: 07/24/2019

Eduardo Vega
Eduardo Vega

Gloria Perez
Gloria Perez

STATE OF Nevada

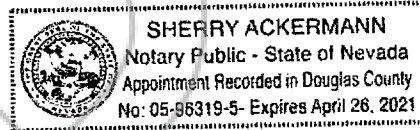
COUNTY OF Douglas

This instrument was acknowledged before me on

July 25, 2019

By Eduardo Vega

Sherry Ackermann
Notary Public



} ss

STATE OF Nevada

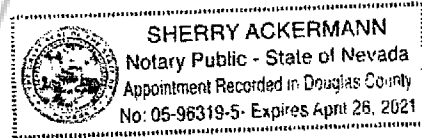
COUNTY OF Douglas

This instrument was acknowledged before me on

July 25, 2019

By Gloria Perez

Sherry Ackermann
Notary Public



} ss

EXHIBIT "A"

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

A portion of Lot K-19, in Block K, as shown on the Final Map #1007-3 of VALLEY VISTA ESTATES, PHASE 2 recorded in the office of the Douglas County Recorder, State of Nevada, on August 29, 1997, in Book 897, at Page 6072, as Document No. 420670, Official Records and being more particularly described as follows:

Commencing at the one-quarter corner common to Section 6 and 7, T. 14 N., R 20 E., M.D.M., a found 1963 B.L.M. brass cap; thence North 89° 39' 23" East, 253.94 feet to a point on the Westerly line of realigned Vista Grande Boulevard; thence along said Westerly line of realigned Vista Grande Boulevard, South 34° 06' 15" East, 45.37 feet to the POINT OF BEGINNING;

Thence continuing along said Westerly line, South 34° 06' 15" East, 57.85 feet to a point on the Easterly line of Lot K 19 of Valley Vista Estates, Phase 2, recorded August 29, 1997 in the office of the Recorder, Douglas County, Nevada as Document No. 420670; thence South 11° 56' 45" West, 39.73 feet; thence South 79° 36' 25" West, 117.91 feet; thence along the arc of a curve to the left, non-tangent to the preceding course, having a radius of 70.00 feet, central angle of 26° 31' 06", arc length of 32.40 feet, chord bearing of North 23° 39' 18" West, and chord length of 32.11 feet; thence North 53° 04' 53" East, 130.89 feet to the POINT OF BEGINNING.

Reference is made to Record of Survey to support a Boundary Line Adjustment filed for record with the Douglas County Recorder on February 19, 1999 in Book 299, Page 4014 as Document No. 461506.

NOTE: The above metes and bounds description appeared previously in that certain Grant, Bargain and Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on December 2, 2003, as Document No. 598438 of Official Records.

**Assessor's Parcel Number(s):
1420-07-510-005**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)
a) 1420-07-510-005

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
NOTES: _____

3. Total Value/Sales Price of Property: \$0.00
 Deed in Lieu of Foreclosure Only (value of property) (_____)
 Transfer Tax Value: \$0.00
 Real Property Transfer Tax Due: \$0.00

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section #4
 b. Explain Reason for Exemption: Eduardo deeding off to Gloria, no consideration vesting doc no. 598438

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 Eduardo Vega Capacity Grantor
 Signature _____ Capacity _____

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

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

Print Name: Eduardo Vega
 Address: 906 Valley Crest Dr.
 City: Carson City
 State: NV Zip: 89705

Print Name: Gloria Perez
 Address: 906 Valley Crest Dr.
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company

Esc. #: 105671-WLD

Address: Douglas Office
1362 Highway 395, Ste. 109

City/State/Zip: Gardnerville, NV 89410

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