

DOUGLAS COUNTY, NV **2019-936994**
RPTT:\$1248.00 Rec:\$35.00
\$1,283.00 Pgs=2 10/22/2019 01:48 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1420-08-210-044

Escrow No. 00248661 - 003 - 25
RPTT 1,248.00
When Recorded Return to:
Tania T. Martinez and Daniel M. Lara
990 Sunnycrest Drive
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,

Powell Investments, LLC

do(es) hereby Grant, Bargain, Sell and Convey to

Tania T. Martinez and Daniel M. Lara, wife and husband as joint tenants with right of survivorship

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

Lot 21, Block G, of the Final Map of SUNRIDGE HEIGHTS, PHASE 3, a Planned Unit Development, according to the Map thereof, filed in the Office of the Recorder of Douglas County, State of Nevada, on June 1, 1994, in Book 694, page 1, as Document No. 338607.

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

Witness my/our hand(s) this 8 day of October, 2019

SPACE BELOW FOR RECORDER

Page 2 of the Grant, Bargain, Sale Deed

Powell Investments, LLC


Joyce R Powell MANAGER
Joyce R. Powell, Manager

STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on October 8, 2019.

By Joyce R. Powell, Manager

Brandi E Bernard
NOTARY PUBLIC

 BRANDI E BERNARD
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 17-1802-6 Expires November 2, 2020

SPACE BELOW FOR RECORDER

1. APN: 1420-08-210-044

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: \$320,000.00
 Deed in Lieu of Foreclosure Only (value of property) \$ _____
 Transfer Tax Value: \$320,000.00
 Real Property Transfer Tax Due: \$ 1,248.00

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>Tania T. Martinez</i>	Capacity Grantee
Signature <i>Daniel M. Lora</i>	Capacity Grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Powell Investments, LLC	Print Name: Tania T. Martinez & Daniel M. Lora
Address: 199 St. Albans Place	Address: 9900 Sunnycrest Drive
City/State/Zip: Carson City, NV 89703	City/State/Zip: Carson City, NV 89705
COMPANY REQUESTING RECORDING	
Co. Name: First Centennial Title Company of NV	Escrow # 00248661-003
Address: 937 Tahoe Blvd., Suite 130 Incline Village, NV 89451	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)

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Signature <i>Joyce R. Powell</i>	Capacity Grantor
Signature _____	Capacity Grantee
SELLER (GRANTOR) INFORMATION	BUYER (GRANTEE) INFORMATION
(Required)	(Required)
Print Name: Powell Investments, LLC	Print Name: Tania T. Martinez & Daniel M. Lara
Address: 199 ST. ALBANS PLACE	Address: 9900 Sunnycrest Drive
City/State/Zip: CARSON CITY, NV 89703	City/State/Zip: Carson City, NV 89705
COMPANY REQUESTING RECORDING	
Co. Name: First Centennial Title Company of NV	Escrow # 00248664-003
Address: 937 Tahoe Blvd., Suite 130 Incline Village, NV 89451	

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED)