

APN#: 1318-24-701-010

RPTT: \$-0-

**Recording Requested By:**

Western Title Company

**Escrow No. 108593-CRF**

**When Recorded Mail To:**

Nicolas Gonzalez

2110 E Vista mesa wy

Orange, CA

92867

**Mail Tax Statements to: (deeds only)**

Same as Above

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(space above for Recorder's use only)

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 \_\_\_\_\_



Colleen Felix / 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 Olga Gonzalez, a married woman, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Nicolas Gonzalez, a married man as his sole and separate property all that real property situated in the City of Stateline, County of Douglas, State of Nevada described as follows:

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

All that portion of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 24, Township 13 North, Range 18 East, M.D.M., and all that portion of the West 1/2 of Section 19, Township 13 North, Range 19 East, M.D.M.:

Commencing at the 1/4 corner common to Section 24, Township 13 North, Range 18 East, and Section 19, Township 13 North, Range 19 East, thence South 00°02'27" East 634.90 feet; thence South 62°00'28" East 13.30 feet to the True Point of Beginning;

thence South 38°00'24" West 127.85 feet;  
thence along a curve concave to the North having a radius of 195.00 feet, a central angle of 134°12'35", and an arc length of 456.77 feet, the chord of said curve bears North 74°53'18" West 359.28 feet;  
thence South 89°39'55" East 299.40 feet;  
thence North 71°23'14" East 92.23 feet;  
thence South 62°00'28" East 43.91 feet to the True Point of Beginning.

The basis of bearing for this description is the bearing N 00°02'27" W per that Record of Survey, filed for record on November 5, 1990 as Document No. 238109.

NOTE: The above metes and bounds description appeared previously in that certain Quitclaim Deed recorded in the office of the County Recorder of Douglas County, Nevada on February 14, 2014, in Book 214, Page 2726 as Document No. 838385 of Official Records.

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

Grantor and Grantee are wife and husband. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as his sole and separate property. By this conveyance, Grantor releases any community interest that she might now have or be presumed to hereafter acquire in the above described property.

Dated: 10/29/2019

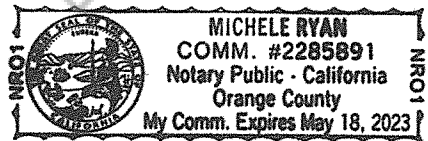
Grant, Bargain and Sale Deed – Page 2

Olga Gonzalez  
Olga Gonzalez

STATE OF California  
COUNTY OF Orange

This instrument was acknowledged before me on  
October 30, 2019 by Olga Gonzalez.

[Signature]  
Notary Public



} ss

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1318-24-701-010

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 5  
 b. Explain Reason for Exemption: Wife relinquishing interest to husband without 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 \_\_\_\_\_ Capacity Grantor  
 Signature \_\_\_\_\_ Capacity GRANTEE

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

Print Name: Olga Gonzalez  
 Address: 2110 E Vista Mesa Way  
 City: Orange  
 State: CA Zip: 92867

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

Print Name: Nicolas Gonzalez  
 Address: 2110 E Vista Mesa Way  
 City: Orange  
 State: CA Zip: 92867

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCo, LLC. On behalf of Western Title Company  
 Address: South Kietzke Branch  
5470 Kietzke Ln., Ste. 230  
 City/State/Zip: Reno, NV 89511

Esc. #: 108593-CRF

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