

DOUGLAS COUNTY, NV **2019-939034**  
RPTT:\$1907.10 Rec:\$35.00  
\$1,942.10 Pgs=3 12/03/2019 03:10 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Richard Miranda  
Sharon Lynn  
1704 Kempfield Drive  
Hampstead, MD 21074  
MAIL TAX STATEMENTS TO:  
Richard Miranda + Sharon Lynn  
same as above

Escrow No. 1905572-RLT

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1318-23-212-017  
R.P.T.T. \$1,907.10

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That William A. Saladin and Christina E. Saladin, husband and wife as community property with right of survivorship

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Sharon Lynn and Richard Miranda, wife and husband , as joint tenants

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

**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

William A. Saladin  
William A. Saladin

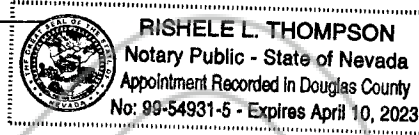
Christina E. Saladin  
Christina E. Saladin

STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , 11/21/19  
by William A. Saladin and Christina E. Saladin

\_\_\_\_\_  
NOTARY PUBLIC



COPY

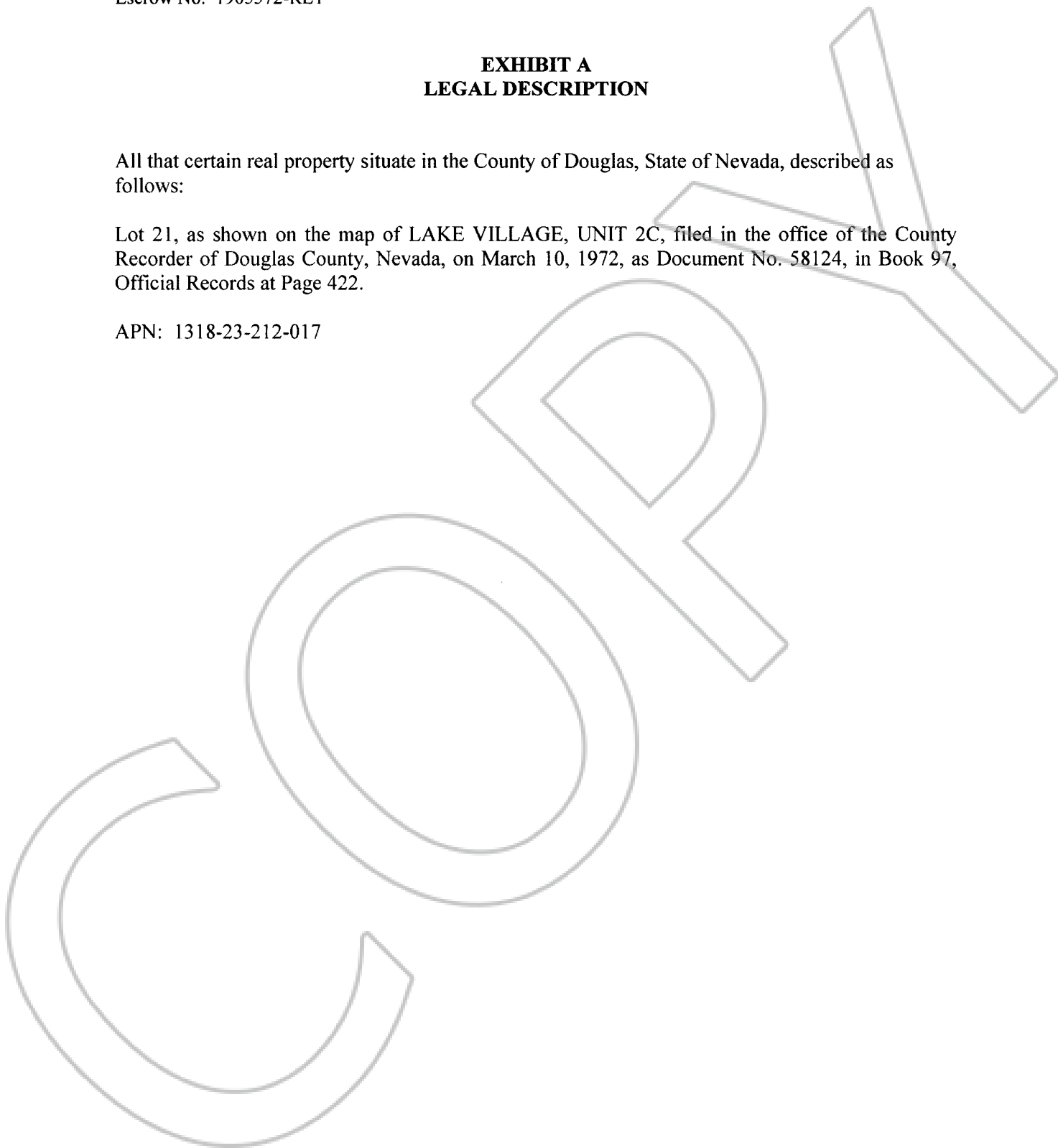
Escrow No. 1905572-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 21, as shown on the map of LAKE VILLAGE, UNIT 2C, filed in the office of the County Recorder of Douglas County, Nevada, on March 10, 1972, as Document No. 58124, in Book 97, Official Records at Page 422.

APN: 1318-23-212-017



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1318-23-212-017  
 b. \_\_\_\_\_  
 c. \_\_\_\_\_  
 d. \_\_\_\_\_

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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property:                      \$ 489,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 489,000.00  
 d. Real Property Transfer Tax Due:    \$ 1,907.10

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 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 William A. Saladin Capacity GRANTOR  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: William A. Saladin + Christina E. Saladin  
 Address: P.O. Box 1923  
 City: ZEPHYR COVE  
 State: Zip: NV 89448

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

Print Name: Richard Miranda + Sharon Lynn  
 Address: 1704 Kempfield Dr.  
 City: Zephyr Cove - Hamstead  
 State: Zip: NV 89448 2674

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01905572-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED