

DOUGLAS COUNTY, NV

**2020-941034**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

01/17/2020 12:55 PM

TICOR TITLE - CC (NVTH3K)

KAREN ELLISON, RECORDER

E03

**WHEN RECORDED MAIL TO:**

Jose Arredondo Sandoval  
939 Opalite Drive  
Carson City, NV 89705

**MAIL TAX STATEMENTS TO:**

SAME AS ABOVE

Escrow No. 1907414-DC1

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.: 1420-07-617-048

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 0.00

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:**

**That Jose S. Arredondo, and unmarried man and Silvia Espinoza, an unmarried woman, as joint tenants**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to**

**Jose Arredondo Sandoval, an unmarried man, and Silvia Felix Espinoza, an unmarried woman, 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.**

**Signature and notary acknowledgement on page two.**

Jose Arredondo Sandoval  
Jose Arredondo Sandoval

Silvia Felix Espinoza  
Silvia Felix Espinoza

STATE OF NEVADA  
COUNTY OF CARSON CITY

} ss:

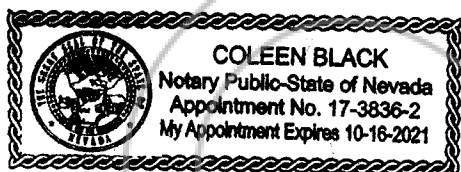
This instrument was acknowledged before me on , 13 JANUARY 2020

by JOSE ARREDONDO SANDOVAL & SILVIA FELIX ESPINOZA

Coleen Black

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 01907414.



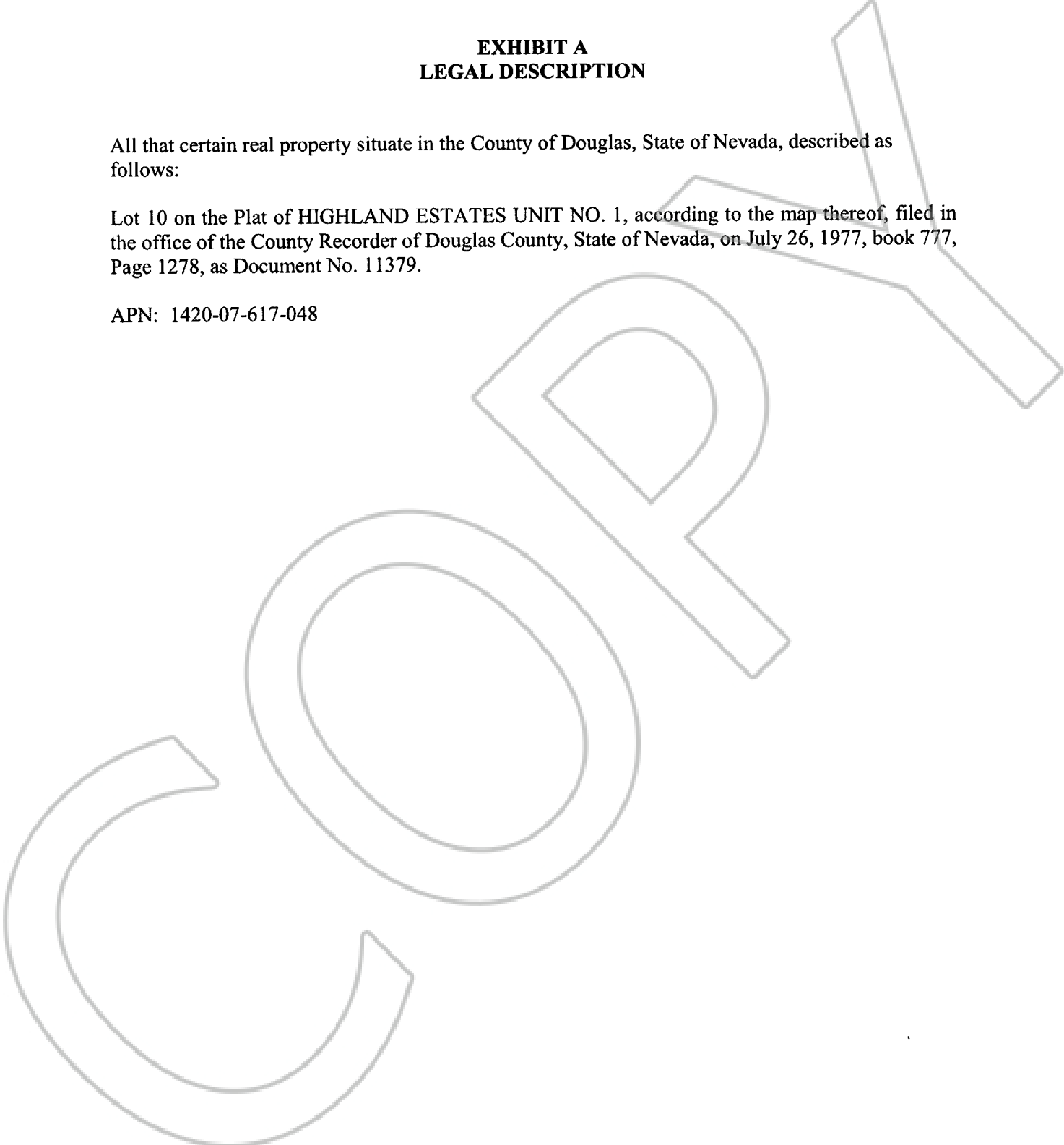
Escrow No. 1907414-DC1

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 10 on the Plat of HIGHLAND ESTATES UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 26, 1977, book 777, Page 1278, as Document No. 11379.

APN: 1420-07-617-048



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1420-07-617-048  
 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 \_\_\_\_\_

FOR RECORDERS OPTIONAL USE ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

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

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section #3  
 b. Explain Reason for Exemption: to reflect the proper vesting 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 Jose Arredondo Sandoval Capacity GRANTOR  
 Signature Jose Arredondo Sandoval Capacity GRANTEE

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Jose S. Arredondo and Silvia Espinoza  
 Address: 939 Opalite Dr.  
 City: Carson City  
 State: NV. Zip: 89705

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Jose Arredondo Sandoval and Silvia Felix Espinoza  
 Address: 939 Opalite Dr.  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01907414-010-DC1  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED