

DOUGLAS COUNTY, NV

2020-942571

RPTT:\$744.90 Rec:\$40.00

\$784.90 Pgs=4

02/21/2020 02:02 PM

TICOR TITLE - GARDNERVILLE

KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:

Mario H. Hernandez  
10668 Oak valley Rd  
Angels Camps, CA 95222

MAIL TAX STATEMENTS TO:

Mario H. Hernandez  
10668 Oak valley Rd  
Angels Camps, CA 95222

Escrow No. 1906331-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.: 1023-00-001-025

R.P.T.T. \$ 744.90

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Robert James and Gay James, Trustees of the James Family Trust dated January 10, 2006

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Mario H. Hernandez and Tawnya V. Hernandez, Husband and Wife, as joint tenants

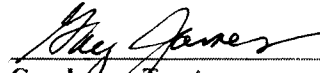
all that real property situated in the County of Douglas, State of Nevada, described as follows:

**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.

Robert James and Gay James, Trustees of  
the James Family Trust dated January 10,  
2006

  
Robert James, Trustee

  
Gay James, Trustee

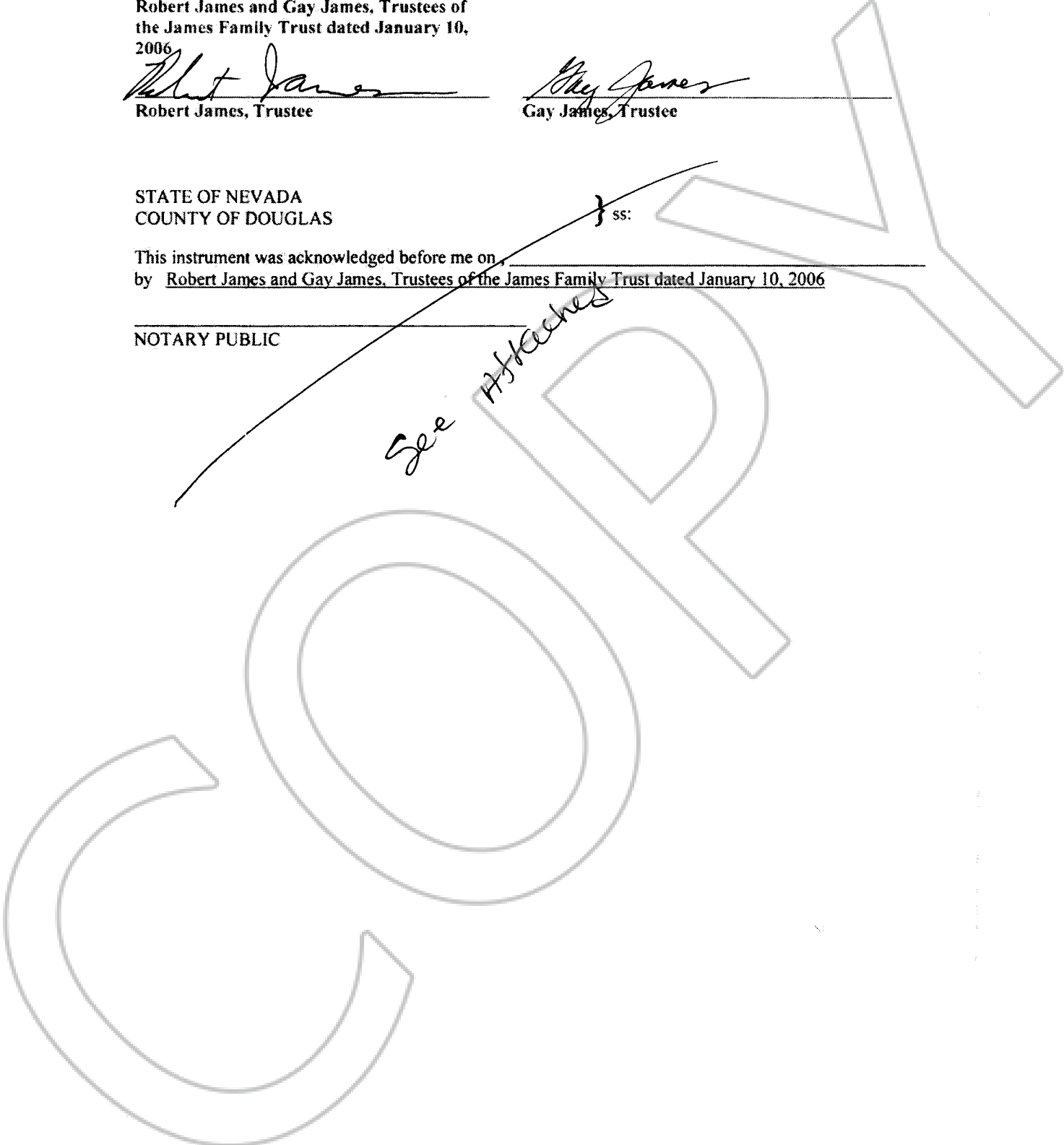
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, \_\_\_\_\_  
by Robert James and Gay James, Trustees of the James Family Trust dated January 10, 2006

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

*See Attached*



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Butte )

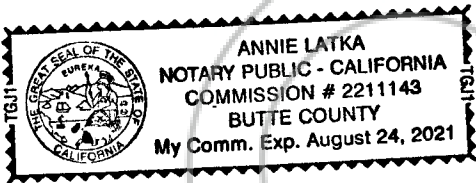
On February 20, 2020 before me, Annie Latka, Notary Public,  
*Date Here Insert Name and Title of the Officer*

personally appeared Robert James and Gay James  
*Name(s) of Signer(s)*

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Annie Latka  
*Signature of Notary Public*

*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: \_\_\_\_\_  
Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_  
Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Escrow No. 1906331-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

A parcel of land located within portions of Sections 16 and 17, Township 10 North, Range 23 East, M.D.B. & M., Douglas County, Nevada, being more particularly described as follows:

BEGINNING at the Northeast corner of said Section 16,

THENCE along the North line of said Section 16. South  $89^{\circ}47'00''$  East, 1078.51 feet to the Northeast corner of Parcel 4 as shown on the Map of Division into Large Parcels, Document No. 616422, Official Records, Douglas County, Nevada;

THENCE along the Northeasterly line of said Parcel 4, South  $45^{\circ}51'43''$  east, 1021.55 feet to the Southeasterly corner thereof;

THENCE along the Southerly line of said parcel, South  $64^{\circ}11'38''$  West, 1182.29 feet;

THENCE North  $09^{\circ}34'05''$  West, 771.95 feet;

THENCE North  $89^{\circ}36'36''$  West, 1945.51 feet to a point on the West line of the Northeast 1/4 of the Northeast 1/4 of said Section 187;

THENCE along the west line, North  $01^{\circ}49'52''$  east, 468.35 feet to the East 1/16 corner of Sections 8 and 17 of said Township;

THENCE along the North line of said Section 17, South  $89^{\circ}28'04''$  East, 1311.83 feet to the POINT OF BEGINNING.

Said land is also shown on the Record of Survey in Support of a Boundary Line Adjustment for Gregory, Marjorie Gregory Family Trust and James, Geena G Gregory and Robert, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on September 22, 2006, in Book 906, Page 7662, Document No. 685005, Official Records.

APN: 1023-00-001-025

Document No. 690689 is provided pursuant to the requirements of Section 6.NRS 111.312.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1023-00-001-025  
 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: \$ ~~185,000.00~~ <sup>191,000.00</sup>  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ ~~485,000.00~~ <sup>191,000.00</sup>  
 d. Real Property Transfer Tax Due: \$ 744.90

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 Robert James Capacity Grantor  
 Signature Gay James Capacity Grantor

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Robert James and Gay James,  
 Trustees of the James Family Trust dated January  
 10, 2006  
 Address: 2740 Silver Oak DR  
 City: Chico CA  
 State: Zip: CA 95973

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Mario H. Hernandez + Tawnya  
V. Hernandez  
 Address: 10668 Oak Valley Rd  
 City: Angels Camp  
 State: Zip: 95222

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 01906331-020-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