

DOUGLAS COUNTY, NV **2020-943938**
RPTT:\$1306.50 Rec:\$40.00
\$1,346.50 Pgs=3 **03/25/2020 04:00 PM**
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1420-07-721-003

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Francisco M Espinoza
940 Azurite
Carson City, NV 89705

ESCROW NO: 11000881-JML

RPTT \$1,306.50

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **River Park Dunes, LLC a Nevada Limited Liability Company**

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

Francisco M Espinoza Castillo, a married man his sole and separate property

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

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

River Park Dunes, LLC a Nevada Limited Liability Company

Henry R Butler, Managing Member
Henry R Butler, Managing Member

STATE OF NEVADA
COUNTY OF Douglas

} ss:

This instrument was acknowledged before me on 2-25-2020

by Henry R Butler

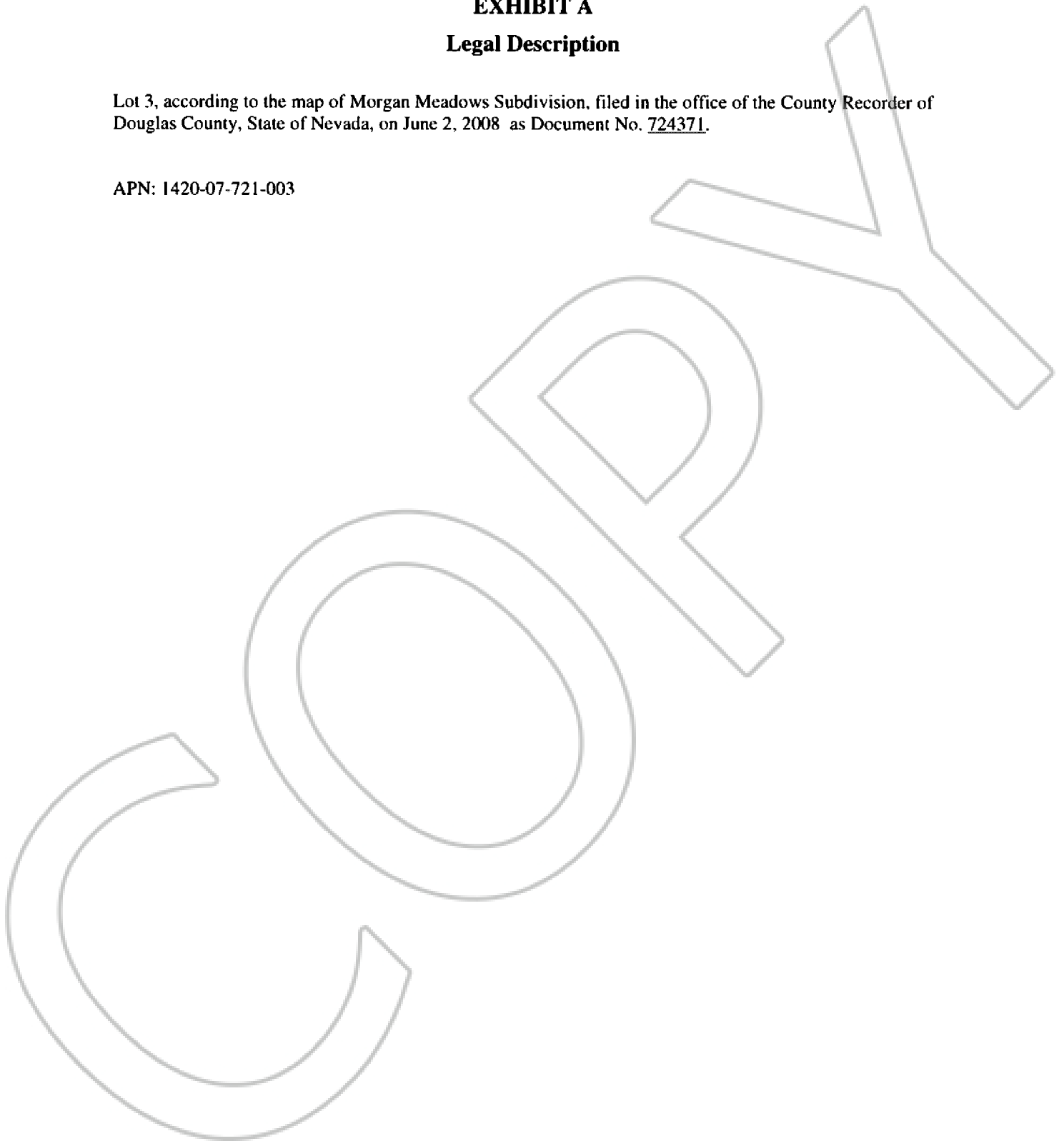
[Signature]
Notary Public (seal)



EXHIBIT A
Legal Description

Lot 3, according to the map of Morgan Meadows Subdivision, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 2, 2008 as Document No. 724371.

APN: 1420-07-721-003



STATE OF NEVADA DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)
 - a. 1420-07-721-003
 - b. _____
 - c. _____
 - d. _____

2. Type of Property:

a. <input type="checkbox"/> Vacant Land	b. <input checked="" type="checkbox"/> Single Fam. Res.
c. <input type="checkbox"/> Condo/Twnhse	d. <input type="checkbox"/> 2-4 Plex
e. <input type="checkbox"/> Apt. Bldg	f. <input type="checkbox"/> Comm'l/Ind'l
g. <input type="checkbox"/> Agricultural	h. <input type="checkbox"/> Mobile Home
i. Other _____	

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

3. a. Total Value/Sales Price of Property: \$ 335,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 335,000.00
- d. Real Property Transfer Tax Due: \$ 1,306.50

4. **If Exemption Claimed**
 - a. Transfer Tax Exemption, per NRS 375.090, Section _____
 - b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____ %

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	<u>Henry R Butler</u>	Capacity	Grantor
Signature	<u>[Signature]</u>	Capacity	Grantee <u>[Signature]</u>

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: River Park Dunes, LLC a Nevada Limited Liability Company
 Address: PO Box 10989
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Francisco M Espinoza Castillo
 Address: 240 Azurita
 City: Carson City
 State/Zip: 89701

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

Print Name: Signature Title Company LLC Escrow No.: 11000881-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED