

A.P.N.: 1420-07-811-004
File No: 121-2587667 (MH)
R.P.T.T.: \$1,277.25

When Recorded Mail To: Mail Tax Statements To:
Jonathan Rodriguez
989 Sunview Drive
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

KATHLEEN HULL, AS SUCCESSOR TRUSTEE, UNDER CATHERINA MARTINOVICH TRUST
U/T/D AGREEMENT DATED MAY 27, 1999

do(es) hereby *GRANT, BARGAIN and SELL* to

Jonathan Rodriguez, an unmarried man

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

LOT 22, IN BLOCK R, AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS, PHASE 6A AND PHASE 8A, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 1, 1995, BOOK 595, PAGE 1, AS DOCUMENT NO. 361213 AND BY CERTIFICATE OF AMENDMENT RECORDED MAY 17, 1995, BOOK 595, PAGE 2588, AS DOCUMENT NO. 362268, AND RE-RECORDED ON AUGUST 10, 1995 IN BOOK 895 AT PAGE 1500 AS DOCUMENT NO. 368005 AND ALSO BY CERTIFICATE OF AMENDMENT RECORDED AUGUST 7, 1995, IN BOOK 895, AT PAGE 816, AS DOCUMENT NO. 367680.

TOGETHER with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 04/27/2020

KATHLEEN HULL, AS SUCCESSOR TRUSTEE
UNDER THE CATHERINA MARTINOVICH TRUST
AGREEMENT U/T/D MAY 27, 1999

Kathleen Hull
KATHLEEN HULL, Successor Trustee

STATE OF **NEVADA**)
) : ss.
COUNTY OF **WASHOE**)

This instrument was acknowledged before me on _____ by
KATHLEEN HULL.

Notary Public
(My commission expires: _____)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 27, 2020** under Escrow No. **121-2587667.**

ACKNOWLEDGMENT

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 Merced

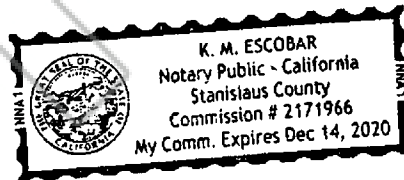
On April 27, 2020 before me, KM Escobar, Notary Public
kms (insert name and title of the officer)

personally appeared Kathleen Hull
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 *KM Escobar* (Seal)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-07-811-004
 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a) Total Value/Sales Price of Property: \$327,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$327,500.00
 d) Real Property Transfer Tax Due \$1,277.25

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]
 Signature: _____

Capacity: Buyer
 Capacity: _____

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

KATHLEEN HULL, SUCCESSOR
 TRUSTEE OF THE CATHERINA
 MARTINOVICH TRUST DTD

Print Name: 5/27/1999
 Address: 3517 Vernal Ct
 City: Merced
 State: CA Zip: 95340

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

Print Name: Jonathan Rodriguez
 Address: 989 Sunview Drive
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

First American Title Insurance
 Print Name: Company
 Address: 5310 Kietzke Lane, Suite 100
 City: Reno

File Number: 121-2587667 MH/ MH
 State: NV Zip: 89511-2043

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