

APN#: 1420-07-616-032

RPTT: \$0 #5

Recording Requested By:  
Western Title Company

Escrow No.: 114159-AMG

When Recorded Mail To:

Ronda F. Teruya

3566 Opalite Ct.

Carson City, NV 89705

Mail Tax Statements to: (deeds only)  
Same as Above

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.  
(Per NRS 239B.030)

Signature Amy Gutierrez  
Amy Gutierrez Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312  
(additional recording fee applies)

## GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That

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

Marcos F. Fajayan and Narmita F. Fajayan, husband and wife

do(es) hereby GRANT(s) BARGAIN SELL and CONVEY to

Ronda F. Teruya, a single woman

and to the heirs and assigns of such Grantee forever, all the following real property situated in the City of Carson City, County of Douglas State of Nevada bounded and described as follows:

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

Lot 82 in Block B as shown on the map of HIGHLAND ESTATES UNIT NO. 2, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 27, 1978, as Document No. 17090, Official Records.

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

Dated: 04/30/2020

Marcos F. Fajayan  
Marcos F. Fajayan

Narmita F. Fajayan  
Narmita F. Fajayan

STATE OF Nevada

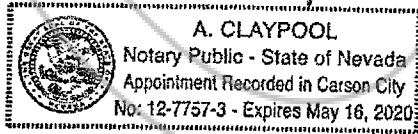
COUNTY OF Carson City

This instrument was acknowledged before me on  
April 30, 2020

} ss

By Marcos F. Fajayan and Narmita F. Fajayan.

A. Claypool  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessors Parcel Number(s)  
a) 1420-07-616-032

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**  
 NOTES: \_\_\_\_\_  
 \_\_\_\_\_

3. Total Value/Sales Price of Property: \$0  
 Deed in Lieu of Foreclosure Only (value of property) (  
 Transfer Tax Value: \$0  
 Real Property Transfer Tax Due: \$0

4. If Exemption Claimed:  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Parents deeding to daughter for no 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 Amy Gutierrez Capacity Agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

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

Print Name: Marcos F. Fajayan and Narmita F. Fajayan  
 Address: PO Box 16679  
 City: South Lake Tahoe  
 State: NV Zip: 96151

Print Name: Ronda F. Teruya  
 Address: 3566 Opalite Ct  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING**

(required if not the seller or buyer)

Print Name: eTRCO, LLC. On behalf of Western Title Company

Esc. #: 114159-AMG

Address: Carson Office  
2310 S. Carson St, Suite 5A

City/State/Zip: Carson City, NV 89701

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