

2020-946403

05/20/2020 04:00 PM

A.P.N.: 1420-07-611-038
File No: 143-2588882 (mk)
R.P.T.T.: \$1,226.55

When Recorded Mail To: Mail Tax Statements To:
Debbie Bass
27648 Melbourne Avenue
Hayward , CA 94545

GRANT, BARGAIN and SALE DEED

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

Jahir Laguna, an unmarried man

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

Debbie Bass, a married woman as her sole and separate property

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


LOT 1, IN BLOCK F, OF THE FINAL MAP OF SUNRIDGE HEIGHTS PHASE 2, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 30, 1993 IN BOOK 993, PAGE 6482 AS DOCUMENT NO. 319089.

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: 04/09/2020



Jahir Laguna

STATE OF **NEVADA**)
 : **SS.**
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 5.13.2020 by
Jahir Laguna.



Notary Public
(My commission expires: 5/31/21)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **April 09, 2020** under Escrow No. **143-2588882.**

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-07-611-038
 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: \$314,500.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$314,500.00
 d) Real Property Transfer Tax Due \$1,226.55

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: agent
 Capacity: _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Jahir Laguna
 Address: 3220 Banjo Cir
 City: Carson City
 State: NV Zip: 89700

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Debbie Bass
 Address: 27648 Melbourne Avenue
 City: Hayward
 State: CA Zip: 94545

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 First American Title Insurance
 Print Name: Company File Number: 143-2588882 mk/ et
 Address 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423

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