

DOUGLAS COUNTY, NV  
RPTT:\$1893.45 Rec:\$40.00  
\$1,933.45 Pgs=3  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**2020-946617**

**05/26/2020 02:29 PM**

WHEN RECORDED MAIL TO:  
Anthony C. Cruz  
PO BOX 4605  
Stateline, NV 89449

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2003166-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.: 1220-15-410-039  
R.P.T.T. \$1,893.45

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH: That Brian Kelly Rosser, A married man, as his sole and separate property who acquired title as an unmarried man.**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Anthony C. Cruz and Mitra S. Cruz , Husband and Wife, as Community Property with right of survivorship**

**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.**

Brian Kelly Rosser  
Brian Kelly Rosser

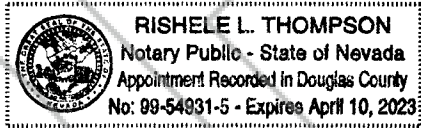
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, 5/2/2020  
by Brian Kelly Rosser

Rishele L. Thompson  
NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02003166.



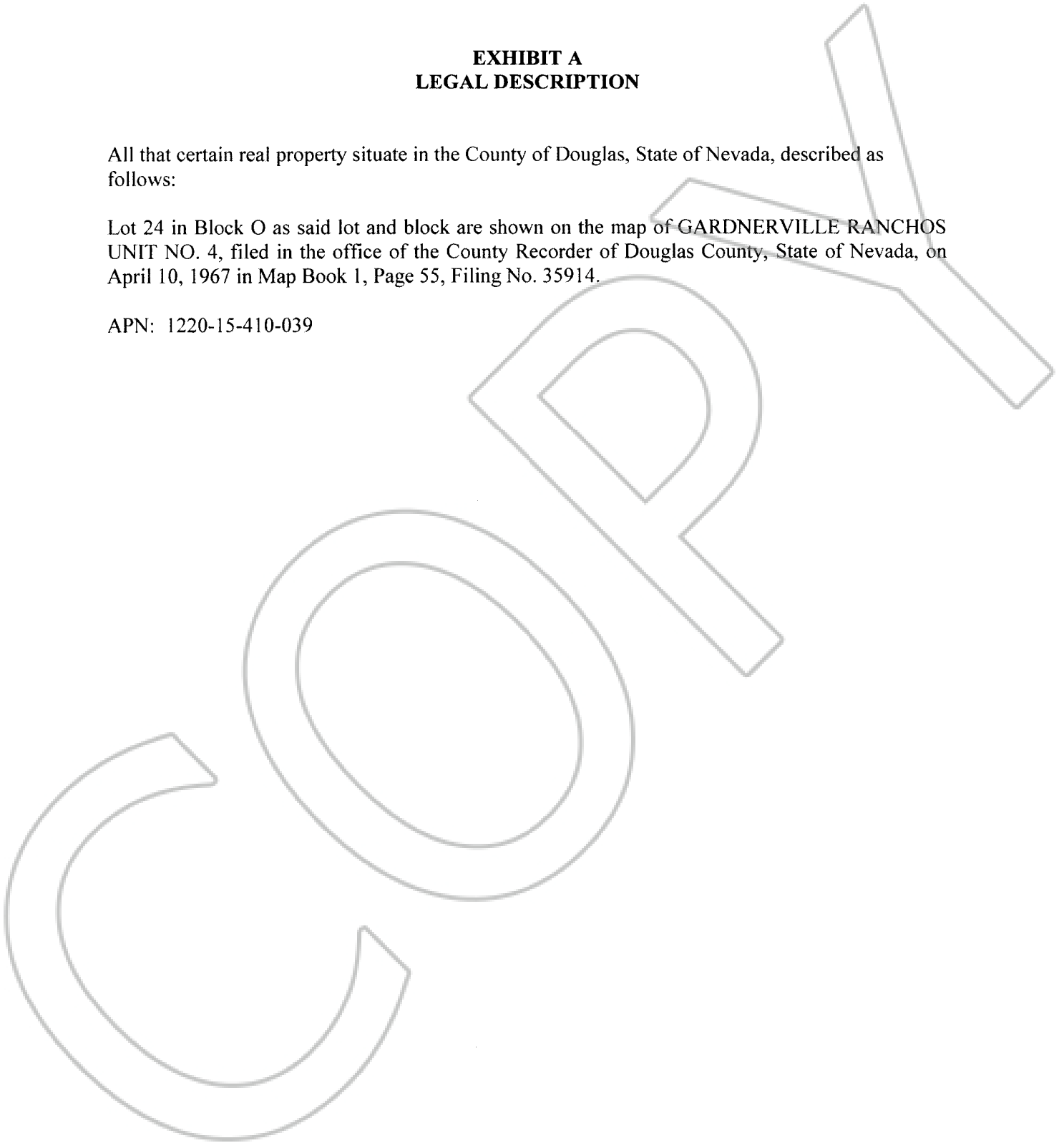
Escrow No. 2003166-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 24 in Block O as said lot and block are shown on the map of GARDNERVILLE RANCHOS UNIT NO. 4, filed in the office of the County Recorder of Douglas County, State of Nevada, on April 10, 1967 in Map Book 1, Page 55, Filing No. 35914.

APN: 1220-15-410-039



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-15-410-039  
 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: \$ 485,500  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 485,500  
 d. Real Property Transfer Tax Due: \$ 189,345

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 Brian Kelly Rosser Capacity Grantor  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Brian Kelly Rosser  
 Address: 2721 Quigley Valley Rd  
 City: Minden  
 State/Zip: NV 89403

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Anthony C. Cruz <sup>et metra S. Cruz</sup>  
 Address: PO Box 9605  
 City: Stateline  
 State: NV Zip: 89449

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02003166-020-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