

A.P.N.: 122017311011
File No: 143-2590466 (mk)
R.P.T.T.: \$\$2,905.50

When Recorded Mail To: Mail Tax Statements To:
Vincent A. Hernandez and Pauline Hernandez
1075 Amarillo Drive
Gardnerville, NV 89460

GRANT, BARGAIN and SALE DEED

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

Gary Anthony Moreira and Wendy Kay Moreira, Trustees of the Gary Anthony Moreira and Wendy Kay Moreira Joint Living Trust dated March 12, 2008 and amended May 21, 2015

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

Vincent A. Hernandez and Pauline Hernandez, husband and wife as joint tenants with right of survivorship

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

LOT 2, IN BLOCK D, OF CHAMBER'S FIELD SUBDIVISION, ACCORDING TO THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON JANUARY 9, 1979, IN BOOK 179, PAGE 435, AS DOCUMENT NO. 28862.

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: 05/04/2020

Gary Anthony Moreira and Wendy Kay Moreira,
Trustees of the Gary Anthony Moreira and
Wendy Kay Moreira Joint Living Trust dated
March 12, 2008 and amended May 21, 2015

Wendy Kay Moreira, TTEE
Wendy Kay Moreira, Trustee

Gary Anthony Moreira, TTEE
Gary Anthony Moreira, Trustee

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

This instrument was acknowledged before me on 6-18-2020 by
Gary Anthony Moreira and Wendy Kay Moreira, Trustees .

Mary Kelsh
Notary Public
(My commission expires: 11-6-22)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **May 04, 2020** under Escrow No. **143-2590466**.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 122017311011
 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: \$745,000.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$745,000.00
 d) Real Property Transfer Tax Due \$2,905.50

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)**

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

Print Name: Moreira Joint Living Trust
 Address: 1728 LAIRD ST.
 City: KeyWest
 State: FL Zip: 33040

Print Name: Vincent A. Hernandez and Pauline Hernandez
 Address: 1075 Amarillo Drive
 City: Gardnerville
 State: NV Zip: 89460

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

First American Title Insurance
 Print Name: Company
 Address 1663 US Highway 395, Suite 101
 City: Minden

File Number: 143-2590466 mk/ et
 State: NV Zip: 89423

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