

DOUGLAS COUNTY, NV **2020-949688**
RPTT:\$1368.90 Rec:\$40.00
\$1,408.90 Pgs=2 **07/24/2020 01:38 PM**
TICOR TITLE - RENO (LAKESIDE)
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Andres Modesto Rodriguez
Maribel Aguirre Herrera
816 Plymouth Drive
Carson City, NV 89705

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2004361-SL

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.: 1420-18-210-002
R.P.T.T. \$ 1,368.90

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH:

That James Adrian Allen, a single man

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Andres Modesto Rodriguez and Maribel Aguirre Herrera, husband and wife as joint tenants

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

Lot 18, in Block D, as set forth on Final Map No. 1011-2b entitled VALLEY VISTA ESTATES 2, PHASE 2B, filed for record in the office of the Douglas County Recorder on December 15, 2000, Book 1200, Page 3005, Document No. 505139, Official Records, and by Certificate of Amendment filed for record on May 21, 2001, in Book 501, Page 5657, as Document No. 514509, Official Records.

APN: 1420-18-210-002

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Signature and notary acknowledgement on page two.

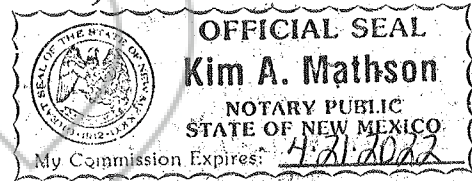
James Adrian Allen
James Adrian Allen

STATE OF NM
COUNTY OF Bernalillo

} ss:

This instrument was acknowledged before me on, July 20, 2020
by James Adrian Allen

Kim A. Mathson
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02004361.

STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1420-18-210-002
b)
c)
d)

2. Type of Property:

- a) [] Vacant Land b) [x] 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. Total Value/Sales Price of Property:

\$351,000.00
Deed in Lieu of Foreclosure Only (value of property) \$
Transfer Tax Value \$351,000.00
Real Property Transfer Tax Due: \$1,368.90

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 [James Adrian Allen] Capacity
Signature [Andres Modesto Rodriguez] Capacity Agent

SELLER (GRANTOR) INFORMATION (REQUIRED)
Print Name: James Adrian Allen
Address: 10309 Docena Pl NW
Albuquerque, NM 87114
City, State, Zip

BUYER (GRANTEE) INFORMATION (REQUIRED)
Print Name: Andres Modesto Rodriguez, ETAL
Address: 816 Plymouth Drive
Carson City, NV 89705
City, State Zip

COMPANY/PERSON REQUESTING RECORDING (Required if not the Seller or Buyer)

Print Name: Ticor Title of Nevada, Inc. Escrow #: 2004361-SL
Address: 3655 Lakeside Drive
City, State, Zip: Reno, NV 89509