

APN: 1318-10-416-041
R.P.T.T.: \$3,510.00
Escrow No.: 20005825-DR
When Recorded Return To:
Silvan Menendez and Carrissa Kimiko
Menendez
3379 Swallows Nest Ln.
Sacramento, CA 95833

Mail Tax Statements to:
Silvan Menendez and Carrissa Kimiko
Menendez
3379 Swallows Nest Ln.
Sacramento, CA 95833

DOUGLAS COUNTY, NV
RPTT:\$3510.00 Rec:\$40.00
\$3,550.00 Pgs=2
2020-950268
08/04/2020 01:36 PM
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Jeffrey B. Kidd, an unmarried man

do(es) hereby Grant, Bargain, Sell and Convey to

Silvan Menendez and Carrissa Kimiko Menendez, husband and wife, as joint tenants with right of survivorship

all that real property situated in the County of Douglas, State of Nevada, described as follows:

Lot 7, in Block 7 of Plat of the Second Addition to Zephyr Heights Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on July 6th, 1948, in Book 1 of Maps as Document No. 6530.

EXCEPTING THEREFROM the following described parcel:

Beginning at the Southeasterly corner of said Lot 7, as shown on the map above referred to, being identical with the Southwesterly corner of Lot 8, Block 7, of said subdivision; thence from the point of beginning North 14°04'31" East along the Easterly line of said Lot 7, being also the Westerly line of said Lot 8, a distance of 130.67 feet to the Northeasterly corner of said Lot 7, being also the Northwesterly corner of said Lot 8; thence South 18°18'22" West a distance of 133.10 feet to a point on the Southerly line of said Lot 7; thence along said Southerly line South 86°36' East a distance of 10.0 feet, to the Southeasterly corner of said Lot 7, to the point of beginning.

NOTE: Said legal description previously recorded in Grant, Bargain and Sale Deed recorded October 28, 2010, in Book 1010, Page 6558, as Document No. 773110, Official Records, Douglas County, Nevada.

Assessors Parcel No.: 1318-10-416-041

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

Dated this 30 day of July, 2020.

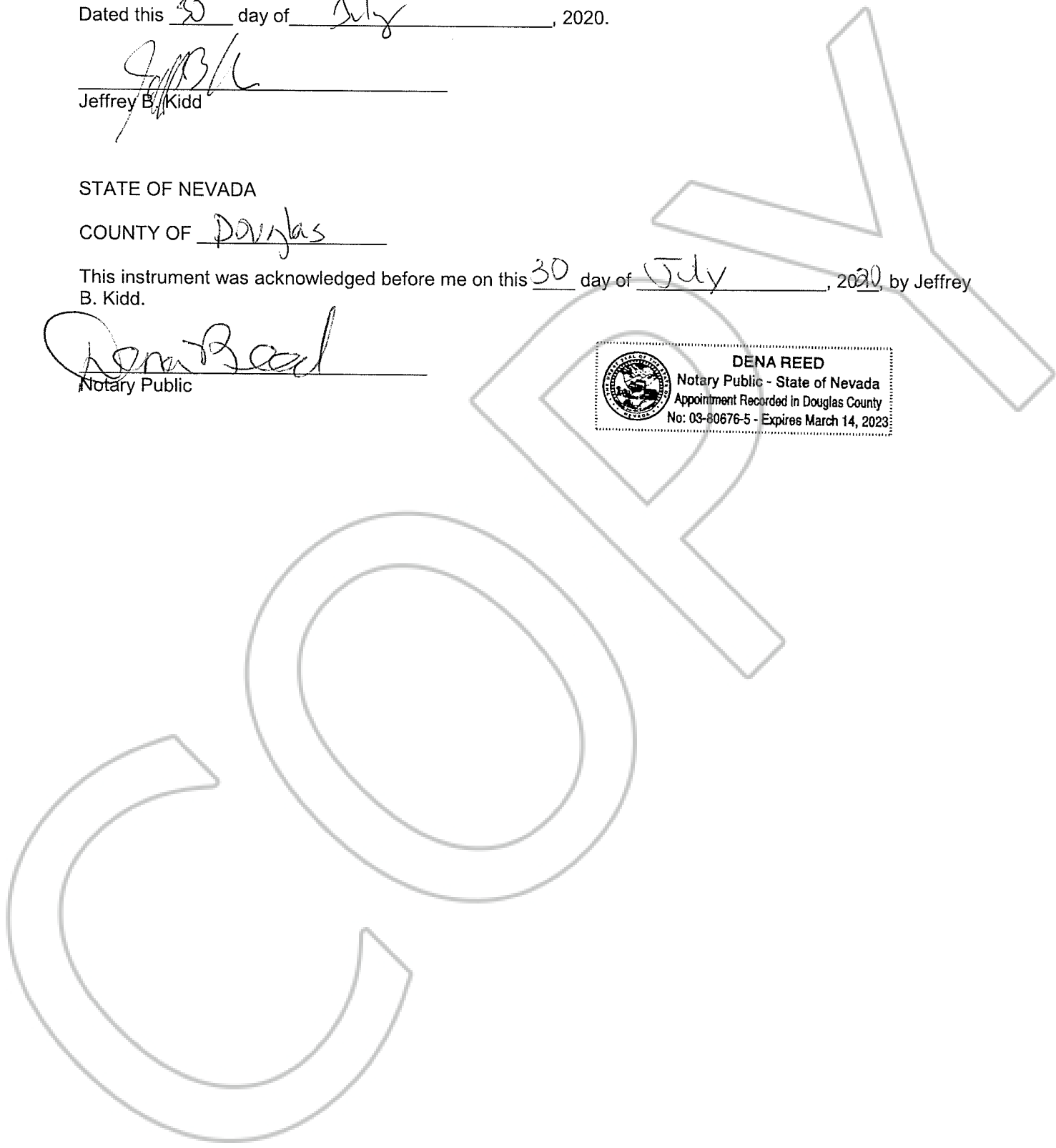
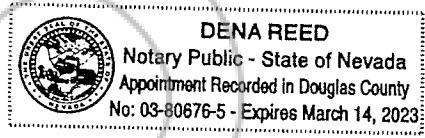
Jeffrey B. Kidd
Jeffrey B. Kidd

STATE OF NEVADA

COUNTY OF Douglas

This instrument was acknowledged before me on this 30 day of July, 2020, by Jeffrey B. Kidd.

Dena Reed
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1318-10-416-041
 b) _____
 c) _____
 d) _____

2. Type of Property:
 a) Vacant Land b) Sgl. Fam. Residence
 c) Condo/Twnhse d) 2-4 Plex
 e) Apt. Bldg. f) Comm'/Ind'l
 g) Agricultural h) Mobile Home
 Other: _____

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$900,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$900,000.00
 d. Real Property Transfer Tax Due: \$3,510.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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] Capacity: _____ Grantor
 Signature _____ Capacity: _____ Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Jeffrey B. Kidd
 Address: P.O. Box 10255, 1
 City: Zephyr Cove
 State: NV Zip: 89448

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Silvan Menendez and Carrissa Kimiko Menendez
 Address: 3379 Swallows Nest Ln.
 City: Sacramento
 State: California Zip: 95833

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

Print Name: First Centennial Title Company of Nevada Esc. #: 20005825-DR
 Address: 896 W Nye Ln, Ste 104
 City Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED