

DOUGLAS COUNTY, NV

**2020-951597**

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

**08/28/2020 03:35 PM**

SIGNATURE TITLE - ZEPHYR COVE

KAREN ELLISON, RECORDER

E05

APN: 1220-09-810-023

**RECORDING REQUESTED BY:**  
SIGNATURE TITLE COMPANY LLC  
1664 US HWY 395 NORTH, SUITE 105  
MINDEN, NV 89423

**MAIL RECORDABLE DOCS AND  
Tax Statements to:**  
**Ronald L. Ellenberger**  
2133 Hewson Ct  
Folsom, CA 95630

ESCROW NO: 44000071-NF4

RPTT \$1,170.00

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

**THIS INDENTURE WITNESSETH: That Anthony C. Martinez and Joy I. Martinez, husband and wife as joint tenants with right of survivorship**

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

**Ronald L. Ellenberger, a married man as his sole and separate property**

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

**SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.**

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

Anthony C. Martinez  
Anthony C. Martinez

Joy I. Martinez  
Joy I. Martinez

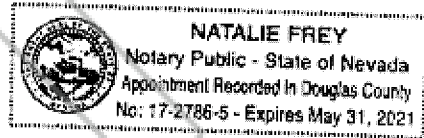
STATE OF NEVADA  
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on 08/24/2020

by ANTHONY C. MARTINEZ AND JOY I. MARTINEZ

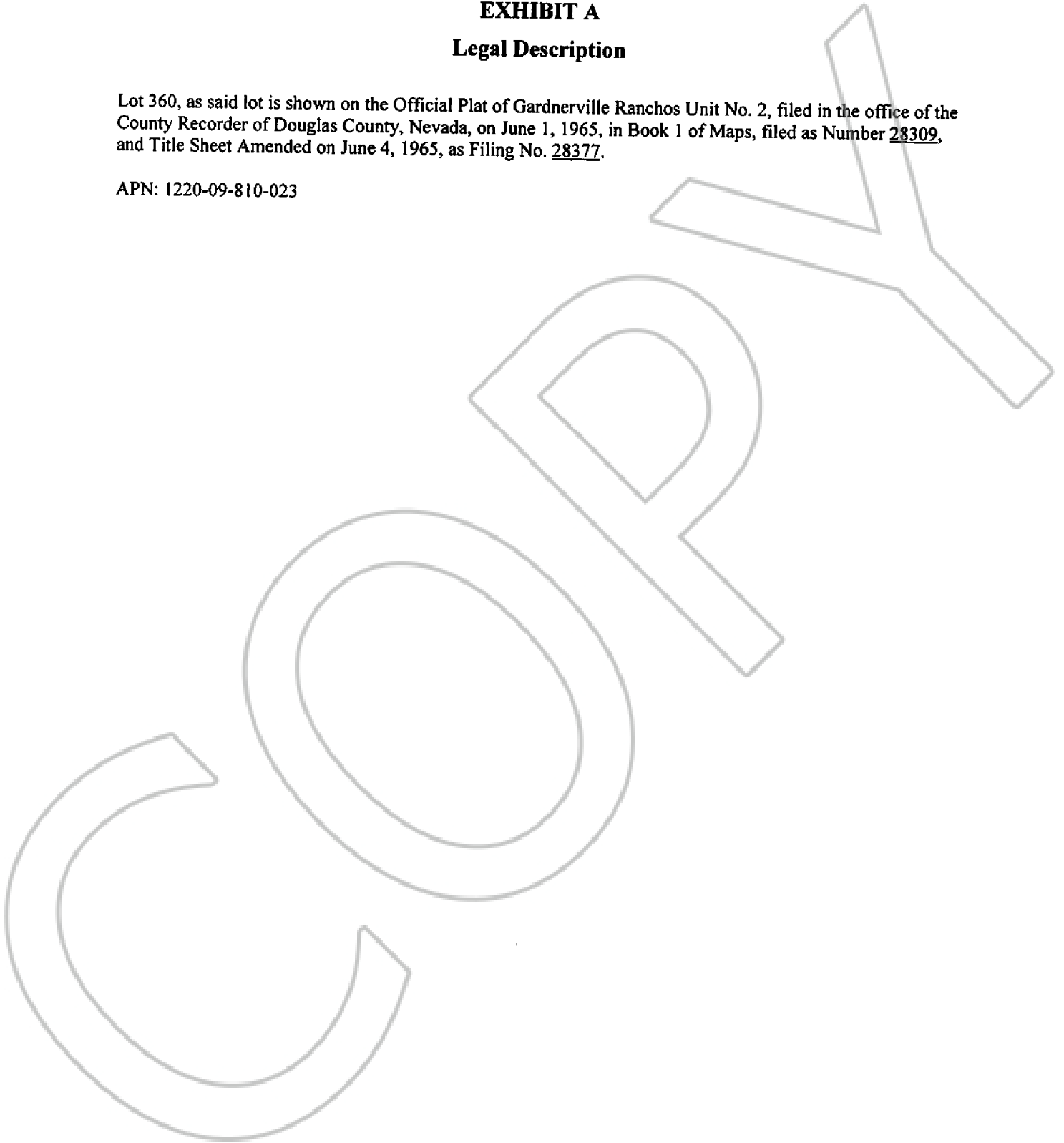
Natalie Frey (seal)  
Notary Public



**EXHIBIT A**  
**Legal Description**

Lot 360, as said lot is shown on the Official Plat of Gardnerville Ranchos Unit No. 2, filed in the office of the County Recorder of Douglas County, Nevada, on June 1, 1965, in Book 1 of Maps, filed as Number 28309, and Title Sheet Amended on June 4, 1965, as Filing No. 28377.

APN: 1220-09-810-023



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-09-810-023  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 299,900.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 299,900.00  
 d. Real Property Transfer Tax Due: \$ 1,170.00

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 %

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] Capacity E. Officer  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**  
 Print Name: Anthony C. Martinez and Joy I. Martinez  
 Address: 6708 Riata Way  
 City: Angels Camp  
 State: CA Zip: 95222

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**  
 Print Name: Ronald L. Ellenberger  
 Address: 2133 Hewson Ct  
 City: Folsom  
 State: CA Zip: 95630

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Signature Title Company LLC Escrow No.: 44000071-440-NF4  
 Address: 1664 US Hwy 395 North, Suite 105  
 City, State, Zip: Minden, NV 89423

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED