

A.P.N.: 1320-33-310-041  
File No: 143-2598366 (mk)  
R.P.T.T.: \$1,955.85

When Recorded Mail To: Mail Tax Statements To:  
Jenna R. Ortiz and Daniel D. Ortiz  
1485 Hanslope Way  
Gardnerville, NV 89410

***GRANT, BARGAIN and SALE DEED***

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

Denise M. Duzan, a single person

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

Jenna R. Ortiz, and Daniel D. Ortiz, wife and husband, as joint tenants with right of survivorship

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

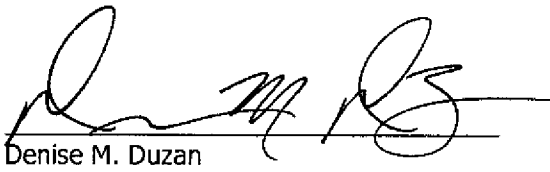
**LOT 9, BLOCK A, AS SET FORTH ON FINAL SUBDIVISION MAP FSM-1006-2 FOR CHICHESTER ESTATES PHASE 1, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON SEPTEMBER 12, 1995, IN BOOK 995 AT PAGE 1407, AS DOCUMENT NO. 370215 AND AMENDED BY CERTIFICATE OF AMENDMENT RECORDED MARCH 5, 1997 IN BOOK 397, PAGE 654 AS DOCUMENT NO. 407852, AND FURTHER AMENDED BY CERTIFICATE OF AMENDMENT RECORDED JULY 17, 2001 AS DOCUMENT NO. 518480, OF OFFICIAL RECORDS.**

*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

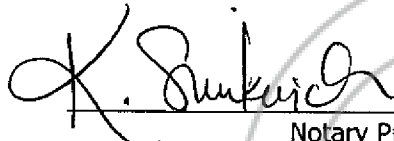
1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

Date: 08/03/2020

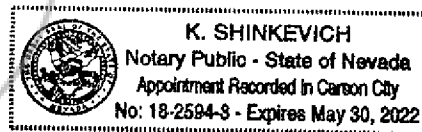
  
Denise M. Duzan

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

This instrument was acknowledged before me on September 3, 2020 by **Denise M. Duzan.**

  
Notary Public  
(My commission expires: 5/30/2022)

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed dated **August 03, 2020** under Escrow No. **143-2598366.**



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)  
 a) 1320-33-310-041  
 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: \$501,500.00  
 b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )  
 c) Transfer Tax Value: \$501,500.00  
 d) Real Property Transfer Tax Due \$1,955.85

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]  
 Signature: \_\_\_\_\_

Capacity: [Signature]  
 Capacity: \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

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

Print Name: Denise M. Duzan  
 Address: 9726 Fox Estate  
 City: Las Vegas  
 State: NV      Zip: 89141

Print Name: Jenna R. Ortiz and Daniel D. Ortiz  
 Address: 1485 Hanslope Way  
 City: Gardnerville  
 State: NV      Zip: 89410

**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: 143-2598366 mk/ et  
 State: NV      Zip: 89423

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