

DOUGLAS COUNTY, NV
RPTT:\$1341.60 Rec:\$40.00
\$1,381.60 Pgs=3

2020-955983

11/06/2020 03:32 PM

TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Douglas R. Kadera
Monica W. Kadera
7133 Lonzo Street
Tujunga, CA 91042

MAIL TAX STATEMENTS TO:
Same as above

Escrow No. 1907362-RLT

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.: 1220-21-510-016
R.P.T.T. \$1,341.60

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Celestial Doble, Administrator of The Estate of Rollie L. Alvarado, Sr. AKA Rollie Alvarado deceased, by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, in Case No. 17-PB-0084

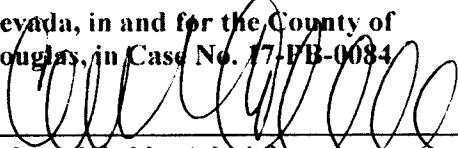
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Douglas R. Kadera and Monica W. Kadera, husband and wife as community property

all that real property situated in the County of Douglas, State of Nevada, described as follows:
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Signature and notary acknowledgement on page two.

Celestial Doble, Administrator of The Estate of Rollie L. Alvarado, Sr. AKA Rollie Alvarado deceased, by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, in Case No. 17-PB-0084


Celestial Doble, Administrator

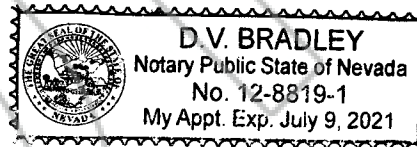
STATE OF NEVADA
COUNTY OF

} ss:

This instrument was acknowledged before me on , November 2, 2020
by Celestial Doble, Administrator of The Estate of Rollie L. Alvarado, Sr. AKA Rollie Alvarado deceased, by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, in Case No. 17-PB-0084


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 01907362.



Escrow No. 1907362-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 133 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record in the office of the County Recorder of Douglas County, Nevada on May 29, 1973, in Book 573, Page 1026, as File No. 66512.

APN: 1220-21-510-016



STATE OF NEVADA-DECLARATION OF VALUE FORM

1. Assessor Parcel Number(s)

- a) 1220-21-510-016
- 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 ONLY | |
| Book _____ | Page _____ |
| Date of Recording: _____ | |
| Notes: _____ | |

3. Total Value/Sales Price of Property:

| | |
|--|--------------|
| Total Value/Sales Price of Property | \$344,000.00 |
| Deed in Lieu of Foreclosure Only (value of property) | \$ _____ |
| Transfer Tax Value | \$344,000.00 |
| Real Property Transfer Tax Due: | \$1,341.60 |

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 [Signature] Capacity [Signature]
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)

BUYER (GRANTEE) INFORMATION (REQUIRED)

Print Name: Celestial Doble, Administrator of The Estate of Rollie L. Alvarado, Sr. AKA Rollie Alvarado deceased, by the Ninth Judicial District Court of the State of Nevada, in and for the County of Douglas, in Case No. 17-PB-0084

Print Name: Douglas R. Kadera and Monica Kadera

Address: 2520 Saint Rose Pkwy, Ste 309 Handerson, NV 89074
 City, State, Zip

Address: 7133 Lonzo Street Tujunga, CA 91042
 City, State Zip

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

Print Name: Ticor Title of Nevada, Inc. Escrow #: 1907362-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410