

DOUGLAS COUNTY, NV

2020-956314

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=3

11/12/2020 03:56 PM

ETRCO

KAREN ELLISON, RECORDER

APN#: 1320-30-713-023

RPTT: \$-0-

Recording Requested By:

Western Title Company, Inc.

Escrow No. 121331-WLD

When Recorded Mail To:

Linda A. Martinez

P.O. Box 1616

Gardnerville, NV 89410

Mail Tax Statements to: (deeds only)

Same as Above

(space above for Recorder's use only)

I the undersigned hereby affirm that the attached document, including any exhibits, hereby submitted for recording does not contain the social security number of any person or persons.
(Per NRS 239B.030)

Signature


Wendy Dunbar

Escrow Officer

Grant, Bargain, and Sale Deed

This page added to provide additional information required by NRS 111.312
(additional recording fee applies)

GRANT, BARGAIN AND SALE DEED

THIS INDENTURE WITNESSETH: That Isidro Garcia Martinez, spouse of the grantee herein, in consideration of \$10.00, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to Linda A. Martinez, a married woman as her sole and separate property all that real property situated in the City of Minden, County of Douglas, State of Nevada described as follows:

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

Lot 23 as set forth on Final Subdivision Map PD #03-007-1 for MINDEN VILLAGE, a Planned Unit Development, filed for record in the office of the Douglas County Recorder, State of Nevada, on August 23, 2004, in Book 804, Page 9492, as Document No. 622268, of Official Records.

TOGETHER with all and singular the tenements, hereditaments and appurtenances, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Grantor and Grantee are husband and wife. It is the intention of Grantor that Grantee shall henceforth have and hold said real property as her sole and separate property. By this conveyance, Grantor releases any community interest that he might now have or be presumed to hereafter acquire in the above described property.

Dated: 10/29/2020

Isidro G. Martinez
Isidro Garcia Martinez

STATE OF Nevada

COUNTY OF Douglas

This instrument was acknowledged before me on

11-12-2020

by Isidro Garcia Martinez.

} ss

Karen Stage
Notary Public

 KAREN STAGE
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 16-1484-5 - Expires January 20, 2024

STATE OF NEVADA
DECLARATION OF VALUE

1. Assessors Parcel Number(s)
a) 1320-30-713-023

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
NOTES: _____

3. Total Value/Sales Price of Property: _____ \$0
Deed in Lieu of Foreclosure Only (value of property) _____
Transfer Tax Value: _____ \$0
Real Property Transfer Tax Due: _____ \$0

4. **Exemption Claimed:**
a. Transfer Tax Exemption, per NRS 375.090, Section: #5
b. Explain Reason for Exemption: husband deeding off title, no consideration

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 disallowance of any claimed exception, 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: _____ Capacity Escrow Agent
Signature: _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
Print Name: Isidro Garcia Martinez
Address: P.O. Box 1616
City: Gardnerville
State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
Print Name: Linda A. Martinez
Address: P.O. Box 1616
City: Gardnerville
State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING
(REQUIRED IF NOT THE SELLER OR BUYER)
Print Name: Western Title Company, LLC
Address: Douglas Office
1362 Highway 395, Ste. 109
City/State/Zip: Gardnerville, NV 89410

Esc. #: 121331-WLD