

DOUGLAS COUNTY, NV **2020-957415**  
RPTT:\$1384.50 Rec:\$40.00  
\$1,424.50 Pgs=4 12/01/2020 03:04 PM  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Kathleen O'Donnell-Agpalo  
6712 Voyage Drive  
Sparks, NV 89436

MAIL TAX STATEMENTS TO:  
Same as above

Escrow No. 2007913-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.: 1319-19-711-001  
R.P.T.T. \$1,384.50

SPACE ABOVE FOR RECORDER'S USE ONLY

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH: That Alex R, Osuna and Sheila S. Osuna, Husband and Wife, as Joint Tenants**

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Kathleen O'Donnell-Agpalo , a widow**

**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.**

*Alex R. Osuna*

Alex R. Osuna

*Sheila S. Osuna*

Sheila S. Osuna

*Arizona*  
STATE OF ~~NEVADA~~  
COUNTY OF ~~DOUGLAS~~ *Pima*

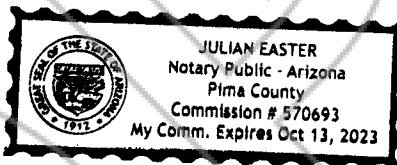
} ss:

This instrument was acknowledged before me on , 11-23-2020  
by Alex R. Osuna and Sheila S. Osuna

*Julian Easter*

NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow  
No. 02007913.



COPY

Escrow No. 2007913-RLT

**EXHIBIT A  
LEGAL DESCRIPTION**

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

**PARCEL 1:**

Parcel A of Lot 553 as shown on that Parcel Map for Walter E. Reiss, M.D., recorded October 15, 1980 in Book 1080, Page 1184, Document No. 49654, Official Records of Douglas County, Nevada.

Being a Parcel Map of Lot 553 as shown on the Amended Map of Summit Village, recorded in the Office of the County Recorder of Douglas County, Nevada, on September 17, 1968, as Document No. 43419, Official Records of Douglas County, Nevada.

**PARCEL 2:**

A 1/8 interest on the Common Area of Lot 553 as shown on that Parcel Map for Walter E. Reiss, M.D. recorded October 15, 1980 in Book 1080, Page 1184, Document No. 49654, Official Records of Douglas County, Nevada.

APN: 1319-19-711-001

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1319-19-711-001  
 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. a. Total Value/Sales Price of Property: \$ 355,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 355,000.00  
 d. Real Property Transfer Tax Due: \$ 1,384.50

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 Alex R. Osuna Capacity Grantor and Alex R. OSUNA  
 Signature Sheila S. Osuna Capacity Grantor and Sheila S. Osuna SSO

**SELLER (GRANTOR) INFORMATION**  
 (REQUIRED)  
 Print Name: Alex R. Osuna and Sheila S. Osuna  
 Address: 7148 W Lost Bird Dr  
 City: Marana  
 State: Zip: AZ 85743

**BUYER (GRANTEE) INFORMATION**  
 (REQUIRED)  
 Print Name: Kathleen O'Donnell-Agpalo  
 Address: 6712 Voyage Drive  
 City: Spokane  
 State: WA Zip: 99436

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02007913-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED