

A.P.N.: 1420-07-211-003
File No: 143-2605910 (mk)
R.P.T.T.: \$0.00 #7

When Recorded Mail To: Mail Tax Statements To:
James J. Ruiz
3514 Shawnee Drive
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Mildred A. Ruiz, successor trustee of the Ruiz 1982 Family Trust dated July 21, 1982.

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

James J. Ruiz, an unmarried man and Mildred A. Ruiz, an unmarried woman as joint tenants

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

LOT NO. 12, WITH THE SECTION NO. 13793, AND HAVING THE FOLLOWING DESCRIPTION: LOT 12 OF VALLEY VIEW SUBDIVISION AS SHOWN ON THE MAP THEREOF, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON NOVEMBER 12, 1958 UNDER FILE NO. 13793.

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.

Mildred A. Ruiz, Successor Trustee of the Ruiz 1982 Family Trust dated July 21, 1982.

Mildred A. Ruiz
Mildred A. Ruiz, Successor Trustee

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

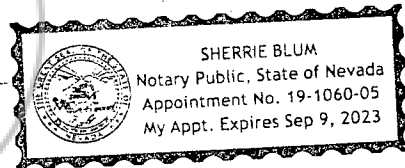
This instrument was acknowledged before me on this:
9 day of Dec-2020,

By: **Mildred A. Ruiz**

[Signature]

Notary Public

(My commission expires: 9/9/23)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
a) 1420-07-211-003
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: <u>Trust ok - ke</u>	

3. a) Total Value/Sales Price of Property: \$0.00
b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
c) Transfer Tax Value: \$0.00
d) Real Property Transfer Tax Due \$ _____

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: 7
b. Explain reason for exemption: remove from trust to individuals for 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 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: Agent
Capacity: _____

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

Mildred A. Ruiz, Successor
Trustee of the Ruiz 1982 Family
Print Name: Trust
Address: 3514 Shawnee Drive
City: Carson City
State: NV Zip: 89705

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

James J. Ruiz and Mildred
Print Name: A. Ruiz
Address: 3514 Shawnee Drive
City: Carson City
State: NV Zip: 89705

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: 143-2605910 mk/ ks
State: NV Zip: 89423

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