

DOUGLAS COUNTY, NV **2020-959021**
RPTT:\$1482.00 Rec:\$40.00
\$1,522.00 Pgs=3 12/28/2020 01:35 PM
SIGNATURE TITLE - ZEPHYR COVE
KAREN ELLISON, RECORDER

APN: 1420-07-721-004

RECORDING REQUESTED BY:
SIGNATURE TITLE COMPANY LLC
212 ELKS POINT ROAD, SUITE 445, PO
BOX 10297
ZEPHYR COVE, NV 89448

**MAIL RECORDABLE DOCS AND
Tax Statements to:**
Raul Ruiz Lara
po box 16825
south lake tahoe, CA 96151

ESCROW NO: 11001190-JML

RPTT \$1,482.00

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Casey Danelle Driscoll and Sean M. Driscoll, Wife and Husband as joint tenants

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell, and Convey to:

Raul Ruiz Lara a married man as his sole and separate property and Solidad Lara a married woman as her sole and separate property, joint tenants with rights of survivorship each to an undivided 50% interest

all that real property situated in the City of Carson City, County of Douglas, State of Nevada, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

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

Casey Driscoll
Casey Danielle Driscoll

Sean M. Driscoll
Sean M. Driscoll

STATE OF NEVADA } ss:
COUNTY OF CARSON CITY

This instrument was acknowledged before me on 12/14/2020.

by CASAY DANIELLE DRISCOLL & SEAN M. DRISCOLL

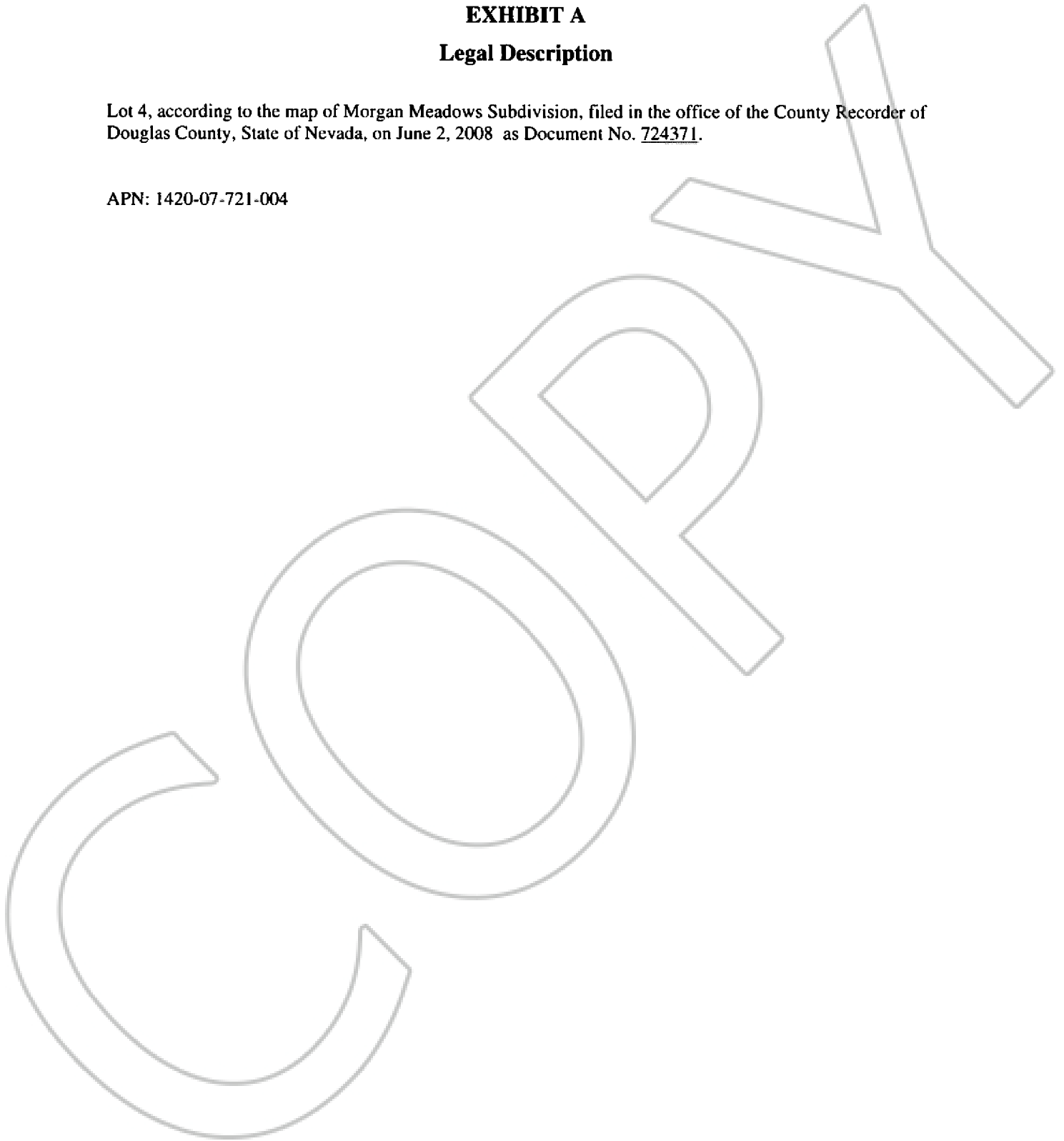
(Signature)
Notary Public (seal)



EXHIBIT A
Legal Description

Lot 4, according to the map of Morgan Meadows Subdivision, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 2, 2008 as Document No. 724371.

APN: 1420-07-721-004



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
 - a. 1420-07-721-004
 - 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'/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: \$ 380,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
- c. Transfer Tax Value \$ 380,000.00
- d. Real Property Transfer Tax Due: 1,482.00

- 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 _____ Capacity Grantor
 Signature Raul Ruiz Capacity Grantee

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Casey Danelle Driscoll and Sean M. Driscoll
 Address: 3383 Place Ct
 City: Carson City
 State: NV Zip: 89701

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Raul Ruiz and Solidad Llara
 Address: 3715 blackwood rd APN#3
 City: S. Lake Tahoe
 State: CA Zip: 96150

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Signature Title Company LLC Escrow No.: 11001190-110-JML
 Address: 212 Elks Point Road, Suite 445, PO Box 10297
 City, State, Zip: Zephyr Cove, NV 89448

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED