

A.P.N.: 1420-07-817-002  
File No: 143-2608985 (mk)  
R.P.T.T.: \$1,092.00

When Recorded Mail To: Mail Tax Statements To:  
Iris R. Ortega  
3445 Princeton Avenue  
Carson City, NV 89705

***GRANT, BARGAIN and SALE DEED***

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

Theresa A. Malo aka Theresa A. Malo Peak Successor Trustee of the Vaughn Elbert Peak Survivor's Trust created on January 28, 2011 under the Vaughn Elbert Peak and Donna Lee Peak Family Trust dated July 23, 1983

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

Iris R. Ortega and Ramon Roque Diaz-Gamboa, wife and husband as joint tenants

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

**LOT 43, IN BLOCK E, AS SHOWN ON THE MAP OF UNIT ONE IMPALA MOBILE HOME ESTATES, FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON MAY 11, 1978, IN BOOK 578, PAGE 708, AS DOCUMENT NO. 20555.**

*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.

TAM

aka Theresa A. Malo Peak  
Theresa A. Malo Peak, Successor trustee of The  
Vaughn Elbert Peak Survivor's Trust created on  
January 28, 2011 under the Vaughn Elbert Peak  
and Donna Lee Peak Family Trust dated July 23,  
1983.

Theresa A. Malo

Theresa A. Malo Peak, Successor Trustee aka Theresa A. Malo Peak

TAM

STATE OF AZ )  
COUNTY OF Maricopa ) : ss.

This instrument was acknowledged before me on February 08, 2021 by  
Theresa A. Malo Peak,

TAM

Melissa A. Johnson  
Notary Public  
(My commission expires: 7.24.22 )

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2608985.



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1420-07-817-002
- 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: _____	

- 3. a) Total Value/Sales Price of Property: \$280,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$280,000.00
- d) Real Property Transfer Tax Due \$1,092.00

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 375.090, Section: \_\_\_\_\_
- b. Explain reason for exemption: \_\_\_\_\_

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: Theresa A. Malo  
Signature: \_\_\_\_\_

Capacity: agent  
Capacity: \_\_\_\_\_

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

Theresa A. Malo Successor  
Trustee of The Vaughn Elbert  
Print Name: Peak Survivor's Tru  
Address: 8054 E. Dulcet Ct  
City: Mesa  
State: AZ Zip: 85208

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

Print Name: Iris R. Ortega + Ramon Roque  
Address: 3445 Princeton Avenue  
City: Carson City  
State: NV Zip: 89705  
*Diag-Gambon*

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**

First American Title Insurance  
Print Name: Company File Number: 143-2608985 mk/ mk  
Address: 1663 US Highway 395, Suite 101  
City: Minden State: NV Zip: 89423

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