

DOUGLAS COUNTY, NV
RPTT:\$1950.00 Rec:\$40.00
\$1,990.00 Pgs=2
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

2021-962575

02/25/2021 03:09 PM

APN: 1319-30-622-004
R.P.T.T.: \$1,950.00
Escrow No.: 21013377-DR
When Recorded Return To:
Sean M. Ward and Zorka Aguilar Vera
491 Paisade Drive
Marina, CA 93933

Mail Tax Statements to:
Sean M. Ward and Zorka Aguilar Vera
491 Paisade Drive
Marina, CA 93933

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Christopher M. Mennis and Anna Mennis, husband and wife, as joint tenants

do(es) hereby Grant, Bargain, Sell and Convey to

Sean M. Ward and Zorka Aguilar Vera, husband and wife, as joint tenants with right of survivorship

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

Parcel No. 1:

Unit D, as set forth on the Condominium Map of Lot 21 of Second Amended Map of TAHOE VILLAGE UNIT NO. 2, recorded February 2, 1979, as Document No. 29641, Official Records of Douglas County, State of Nevada.

Parcel No. 2:

TOGETHER WITH an undivided 1/8th interest in and to that portion designated as Common Area as set forth on the Condominium Map of Lot 21 of Second Amended Map of Tahoe Village Unit No. 2, recorded February 2, 1979, as Document No. 29641, Official Records of Douglas County, State of Nevada.

APN: 1319-30-622-005

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

Dated this 23 day of Feb., 2021.


[Signature]
Christopher M. Mennis

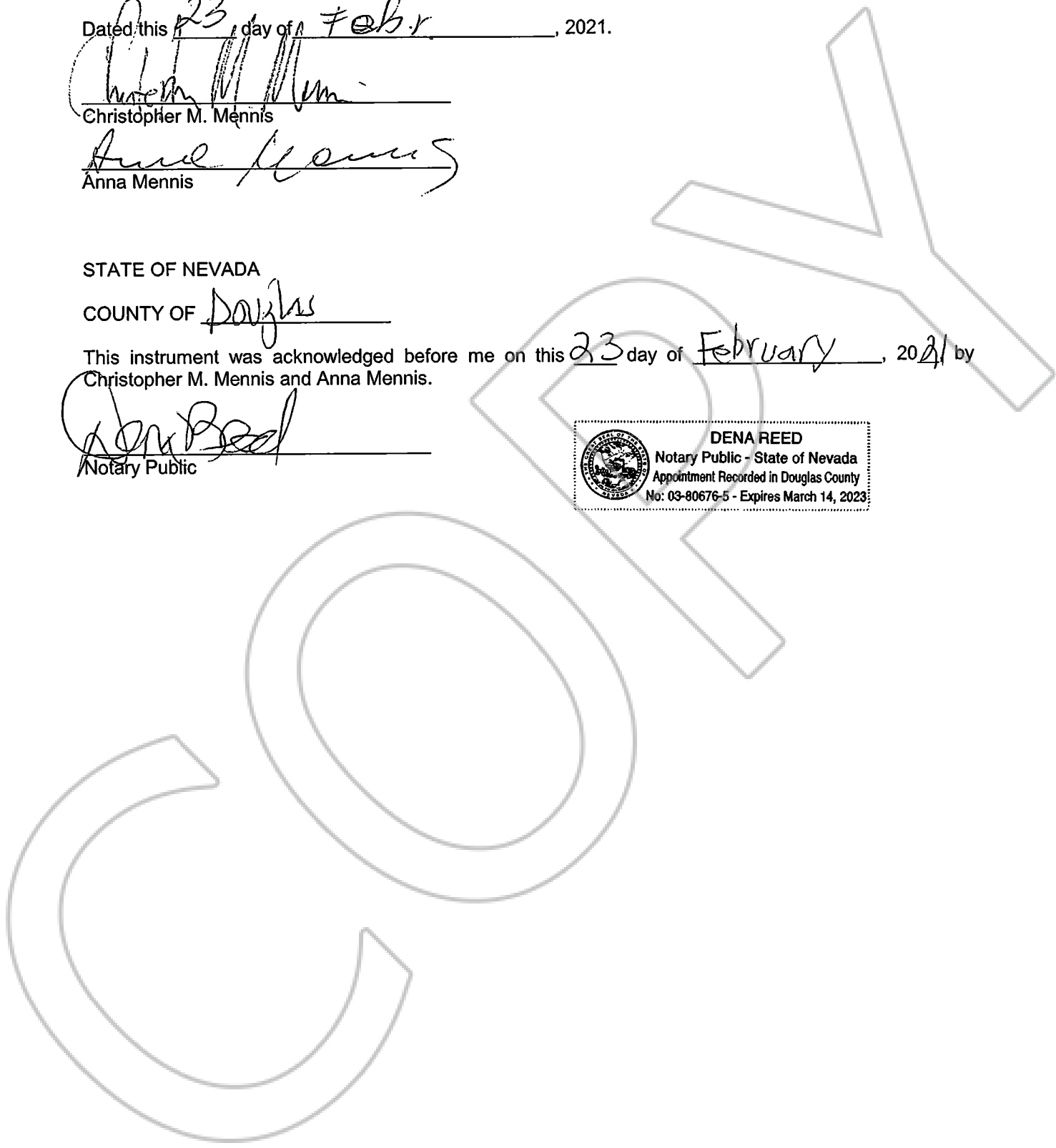
[Signature]
Anna Mennis

STATE OF NEVADA
COUNTY OF Douglas

This instrument was acknowledged before me on this 23 day of February, 2021 by Christopher M. Mennis and Anna Mennis.

[Signature]
Notary Public

 **DENA REED**
Notary Public - State of Nevada
Appointment Recorded in Douglas County
No: 03-80676-5 - Expires March 14, 2023



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1319-30-622-004
 b) _____
 c) _____
 d) _____

2. Type of Property:
- | | |
|---|---|
| a) <input type="checkbox"/> Vacant Land | b) <input type="checkbox"/> Sgl. Fam. Residence |
| c) <input checked="" type="checkbox"/> Condo/Twnhse | d) <input type="checkbox"/> 2-4 Plex |
| e) <input type="checkbox"/> Apt. Bldg. | f) <input type="checkbox"/> Comm'l/Ind'l |
| g) <input type="checkbox"/> Agricultural | h) <input type="checkbox"/> Mobile Home |
| <input type="checkbox"/> Other: _____ | |

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$500,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$500,000.00
 d. Real Property Transfer Tax Due: \$1,950.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: *[Signature]* Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: <u>Christopher M. Mennis and Anna Mennis</u>	Print Name: <u>Sean Ward, _____, and Zorka Aguilar</u>
Address: <u>1341 Old Foothill Rd S</u>	Address: <u>491 Paisade Drive</u>
City: <u>Gardnerville</u>	City: <u>Marina</u>
State: <u>NV</u> Zip: <u>89460</u>	State: <u>California</u> Zip: <u>93933</u>

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21013377-DR
 Address: 896 W Nye Ln, Ste 104
 City: Carson City State: NV Zip: 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED