

A.P.N.: 1420-07-613-014

File No: 121-2615015 (TK)

R.P.T.T.: \$0.00

When Recorded Mail To: Mail Tax Statements To:
Elvia S. Garcia
1000 Adobe Dr
Carson City, NV 89705

GRANT, BARGAIN and SALE DEED

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

Elvia Garcia, an unmarried woman who acquired title as ELVIA GARCIA

do(es) hereby GRANT, BARGAIN and SELL to

Elvia S. Garcia, an unmarried woman

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

**LOT 1, IN BLOCK B, AS SHOWN ON THE OFFICIAL MAP OF SUNRIDGE UNIT NO. 1-A,
FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS
COUNTY, NEVADA, ON APRIL 15, 1988, IN BOOK 488, PAGE 1638, AS DOCUMENT NO.
176220**

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.

Elvia Garcia
Elvia Garcia

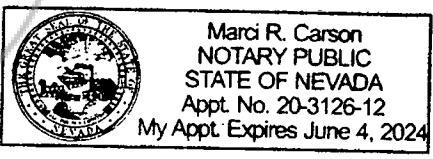
STATE OF **NEVADA**)
COUNTY OF *Carson City*) :ss.

This instrument was acknowledged before me on this:
9 day of March 2021

By: **Elvia Garcia,**

By: _____ /s: _____
Marci R. Carson

Notary Public
(My commission expires: June 4, 2024)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-07-613-014
 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: \$0.00
 b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
 c) Transfer Tax Value: \$0.00
 d) Real Property Transfer Tax Due \$0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: 3
 b. Explain reason for exemption: transfer to clarify vesting as unmarried woman without consideration Ref Doc # 0450767
 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: [Signature]

Capacity: GRANTOR
 Capacity: GRANTEE

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

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

Print Name: Elvia Garcia
 Address: 1000 Adobe Dr
 City: Carons City
 State: NV Zip: 89705

Print Name: Elvia S. Garcia
 Address: 1000 Adobe Dr
 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 5310 Kietzke Lane, Suite 100
 City: Reno

File Number: 121-2615015 TK/ TS
 State: NV Zip: 89511-2043

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