

DOUGLAS COUNTY, NV **2021-964508**
RPTT:\$2398.50 Rec:\$40.00
\$2,438.50 Pgs=3 **03/30/2021 02:16 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-33-111-012
R.P.T.T.	\$2,398.50
File No.:	1149984 MDD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Adolfo Diaz and Karina Diaz	
3730 Don Pedro Road	
Ceres, CA 95307	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Christopher Noble Taylor, Trustee of the Christopher Noble Taylor Trust dated August 2, 2018** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Adolfo Diaz and Karina Diaz**, husband and wife as joint tenants with right of survivorship

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

See Exhibit "A" attached hereto and made a part hereof.

*SUBJECT TO:

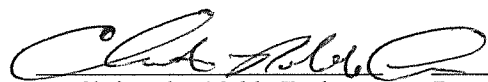
1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and any reversions, remainders, rents, issues or profits thereof.

Dated: February 25, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Christopher Noble Taylor Trust dated August 2, 2018

 02/25/2021
By Christopher Noble Taylor, Date
Trustee

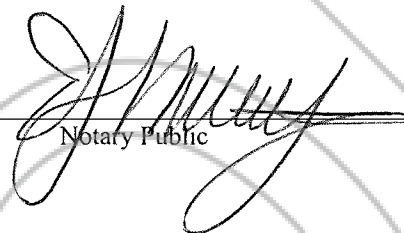
STATE OF Nevada

COUNTY OF Washoe

This instrument was acknowledged before me on

2.25.2021

By Christopher Noble Taylor.


Notary Public

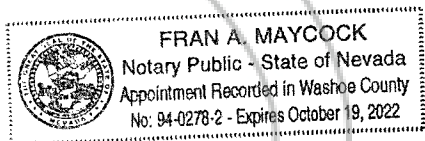
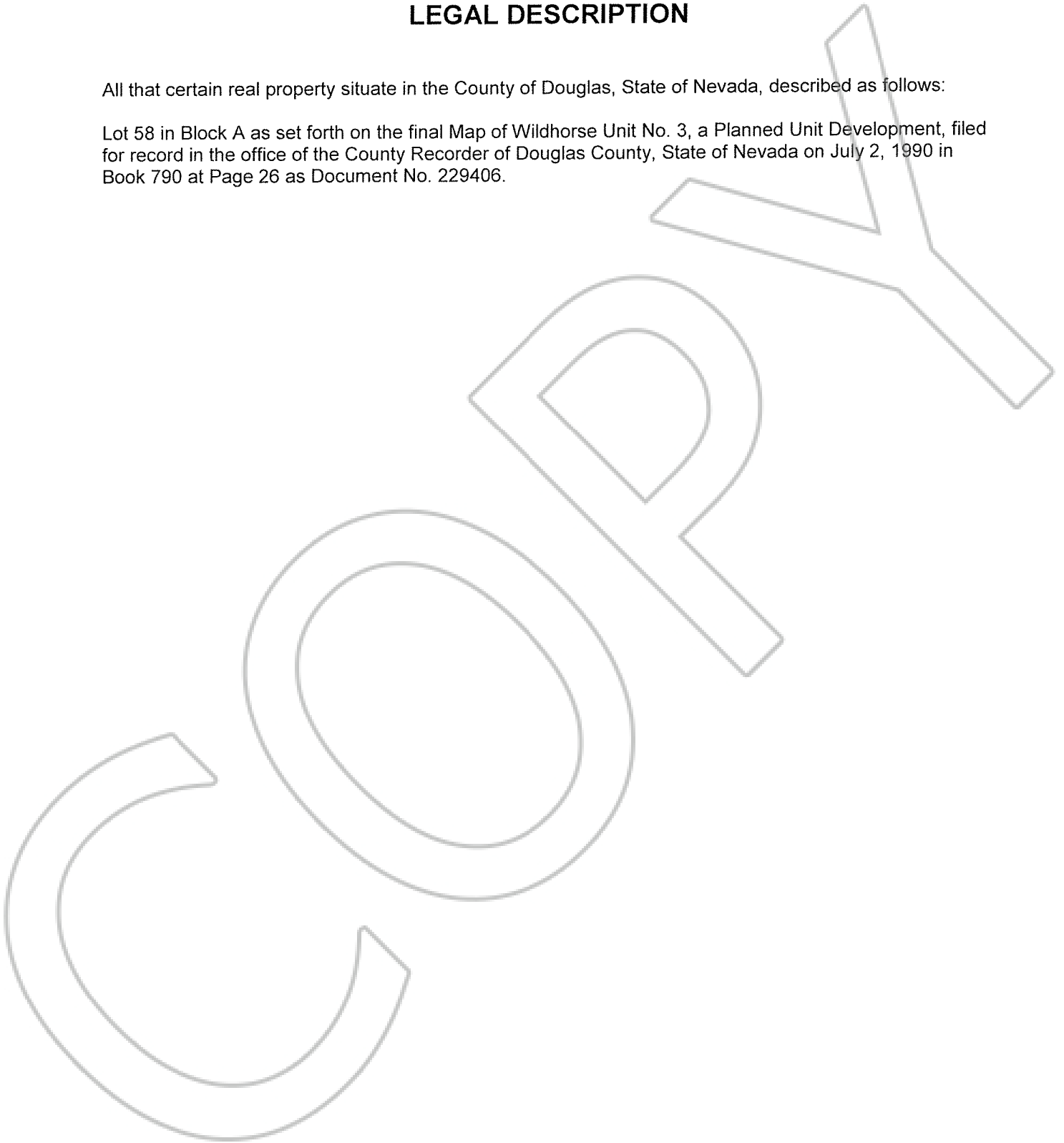


EXHIBIT "A"
LEGAL DESCRIPTION

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

Lot 58 in Block A as set forth on the final Map of Wildhorse Unit No. 3, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada on July 2, 1990 in Book 790 at Page 26 as Document No. 229406.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-33-111-012
 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
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 615,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) ()
 c. Transfer Tax Value: \$ 615,000.00
 d. Real Property Transfer Tax Due \$ 2,398.50

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%
 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 _____ Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Christopher Noble Taylor, Trustee
 of the Christopher Noble Taylor
 Trust dated August 2, 2018
 Address: 245 Flagstone Drive
 City: Jackson
 State: TN Zip: 38305

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Adolfo Diaz and Karina Diaz
 Address: 3730 Don Pedro Road
 City: Ceres
 State: CA Zip: 95307

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1149984 MDD
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED