

DOUGLAS COUNTY, NV

2021-964510

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

03/30/2021 02:27 PM

TICOR TITLE - CC (NVTH3K)

KAREN ELLISON, RECORDER

E04

WHEN RECORDED MAIL TO:  
Felipe Bernales Robledo  
622 Joette Drive  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
Felipe Bernales Robledo  
622 Joette Drive  
Gardnerville, NV 89460

Escrow No. 2101199-DKD

The undersigned hereby affirms that this document  
submitted for recording does not contain the social  
security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-21-810-012

SPACE ABOVE FOR RECORDER'S USE ONLY

R.P.T.T. \$ 0.00

### GRANT, BARGAIN, SALE DEED

**THIS INDENTURE WITNESSETH:** That Felipe Bernales Robledo, a married man, as his sole and separate property and Cynthia M. Bernales-Hernandez, a unmarried woman and Nathalie E. Wallace, a married woman as her sole and separate property, all as joint tenants

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Felipe Bernales Robledo, a married man, as his sole and separate property

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

**Lot 111 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, filed for record in the office of the County Recorder of Douglas County, Nevada, on March 27, 1974, in Book 374 at Page 676 as Document No. 72456.**

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

**Signature and notary acknowledgement on page two.**

Felipe Bernales  
Felipe Bernales

STATE OF NEVADA  
COUNTY OF DOUGLAS

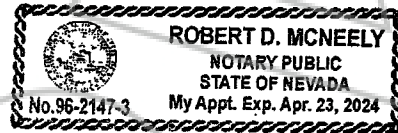
RDM  
CARSON CITY

} ss:

3-24-21

This instrument was acknowledged before me on ,  
by Felipe Bernales

Robert D. McNeely  
NOTARY PUBLIC



Cynthia M. Bernales Hernandez  
Cynthia M. Bernales-Hernandez

STATE OF NEVADA  
COUNTY OF DOUGLAS

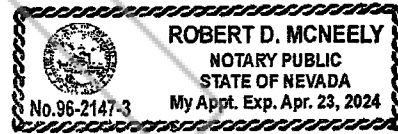
RDM  
CARSON CITY

} ss:

3-24-21

This instrument was acknowledged before me on ,  
by Cynthia M. Bernales-Hernandez

Robert D. McNeely  
NOTARY PUBLIC



Nathalie E. Wallace  
Nathalie E. Wallace

STATE OF NEVADA  
COUNTY OF DOUGLAS

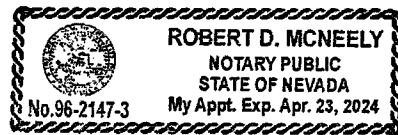
RDM  
CARSON CITY

} ss:

3-24-2021

This instrument was acknowledged before me on ,  
by Nathalie E. Wallace

Robert D. McNeely  
NOTARY PUBLIC



This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02101199.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-21-810-012  
 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  
 i. Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due: \$ 0.00

4. **If Exemption Claimed**  
 a. Transfer Tax Exemption, per NRS 375.090, Section #4 \_\_\_\_\_  
 b. Explain Reason for Exemption: Transferring to remaining joint tenant per Doc # 2017-897399  
without consideration  
 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] Capacity agent  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Felipe Bernales, Cynthia M Bernales Hernandez and Nathalie E Wallace  
 Address: 622 Joette Dr  
 City: Gardnerville  
 State: NV Zip: 89410

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Felipe Bernales Robeldo  
 Address: 622 Joette Dr  
 City: Gardnerville, NV 89460  
 State: Zip:

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02101199-010-DKD  
 Address: 307 W. Winnie Lane Suite #1  
 City, State, Zip: Carson City, NV 89703

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED