

DOUGLAS COUNTY, NV **2021-964697**
RPTT:\$1228.50 Rec:\$40.00
\$1,268.50 Pgs=2 **04/01/2021 01:45 PM**
STEWART TITLE COMPANY
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-616-017
R.P.T.T.	\$1,228.50
File No.:	1106793 DEM
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Juanita Robles-Dominguez	
3563 Vista Grande Boulevard	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Sandra Branton and John Lee Wanzer, wife and husband as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Juanita Robles-Dominguez, a single woman**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 67 in Block B, of HIGHLAND ESTATES UNIT NO. 2, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on July 27, 1978, as Document No. 17090.

APN: 1420-07-616-017

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: March 25, 2021

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

Sandra Branton
Sandra Branton

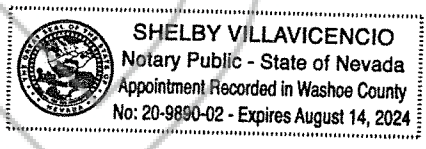
John Lee Wanzer
John Lee Wanzer

State of Nevada)
County of ~~Douglas~~ ^{Washoe}) ss

This instrument was acknowledged before me on the 25th day of March, 2021.
By: Sandra Branton and John Lee Wanzer

Signature: [Signature]
Notary Public
~~Danny Montes~~ ^{SV}

My Commission Expires: Aug 14, 2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-616-017
 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 \$ 315,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 315,000.00
 d. Real Property Transfer Tax Due \$ 1,228.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage being transferred: _____%

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 375.080, the Buyer and Seller shall be jointly and severally liable for any additional amount owed.

Signature [Handwritten Signature] Capacity Grantor / Grantee
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Sandra Branton and John Lee Wanzer
 Address: 3549 Morton Drive
 City: South Lake Tahoe
 State: CA Zip: 96150

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Juanita Robles-Dominguez
 Address: 3563 Vista Grande Boulevard
 City: Carson City
 State: NV Zip: 89705

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

Print Name: Stewart Title Company Escrow # 1106793 DEM
 Address: 10539 Professional Cir, Ste 102
 City: Reno State: NV Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED