

DOUGLAS COUNTY, NV

2021-966017

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

04/22/2021 01:40 PM

STEWART TITLE COMPANY - NV

KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1220-04-601-022
<b>R.P.T.T.</b>	
<b>File No.:</b>	1149268 SA
<b>Recording Requested By:</b>	
	<b>Stewart Title Company</b>
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
	<b>When Recorded Mail To:</b>
	George C. Becerra
	17333 Nordhoff Street
	Northridge, CA 91325

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Adriana Martinez, spouse of Grantee for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **George C. Becerra**, a married man as his sole and separate property all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Parcel 4 as shown on Parcel Map LDA 02-030 for Herbig Family 1991 Trust, filed for record in the office of the Douglas County Recorder, State of Nevada, on May 1, 2002, in Book 502, at Page 15, as Document No. 541119, Official Records.

**\*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: 4-8-2021

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



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1220-04-601-022  
 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'/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 \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property) ( \_\_\_\_\_ )  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due \$ \_\_\_\_\_

4. **If Exemption Claimed:**  
 a. Transfer Tax Exemption per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Wife deeding off

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 Sh. Adel Capacity Grantor Escrow  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_ Grantee \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Adriana Martinez  
 Address: 17333 Nordhoff Street  
 City: Northridge  
 State: CA Zip: 91325

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: George C. Becerra  
 Address: 17333 Nordhoff Street  
 City: Northridge  
 State: CA Zip: 91325

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1149268 SA  
 Address: 1362 Hwy 395, Suite 109  
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED