

DOUGLAS COUNTY, NV **2021-967295**
RPTT:\$1630.20 Rec:\$40.00
\$1,670.20 Pgs=2 **05/12/2021 01:14 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-21-710-004
R.P.T.T.	\$1,630.20
File No.:	1187271 WLD
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Honorato L. Teixeira and Maria Teixeira	
19526 Dover Drive	
Hilmar, CA 95324	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Steven D. Harvey, an unmarried man** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Honorato L. Teixeira and Maria Teixeira, husband and wife, as community property with right of survivorship**, 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:

Lot 75 of Gardnerville Ranchos Unit No. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada on March 27, 1974, in Book 374, Page 676, as File No. 72456.

***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: May 4, 2021

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

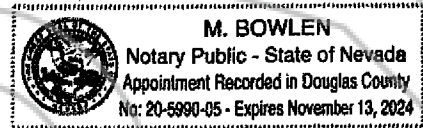
Steven D. Harvey

Steven D. Harvey

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 4th day of May, 2021
By: Steven D. Harvey

Signature: *M. Bowlen*
Notary Public



COOPER

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)

- a) 1220-21-710-004
- 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

\$ 418,000.00

b. Deed in Lieu of Foreclosure Only (value of property)

(_____)

c. Transfer Tax Value:

\$ 418,000.00

d. Real Property Transfer Tax Due

\$ 1,630.20

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

Signature Steven D. Harvey Capacity Grantor
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Steven D. Harvey
 Address: 9825 Pillsbury Ave S
 City: Bloomington
 State: MN Zip: 55420

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Honorato L. Teixeira and Maria Teixeira
 Address: 19520 Dover Drive
 City: Hilmar
 State: CA Zip: 95324

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

Print Name: Stewart Title Company Escrow # 1187271 WLD
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED