

DOUGLAS COUNTY, NV **2021-968300**
RPTT:\$1599.00 Rec:\$40.00
\$1,639.00 Pgs=3 **05/28/2021 12:31 PM**
TICOR TITLE - GARDNERVILLE
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Mioka Miller
310 Foothill rd
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:
Mioka Miller
310 Foothill rd
Gardnerville, NV 89460

Escrow No. 2102968-RLT

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.: 1220-22-410-005
R.P.T.T. \$1,599.00

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Israel Covarrubias, a single man


FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby
Grant, Bargain, Sell and Convey to Mioka Miller, an unmarried woman

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

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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


Signature and notary acknowledgement on page two.


Israel Covarrubias

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on , May 19, 2021
by Israel Covarrubias


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow
No. 02102968.



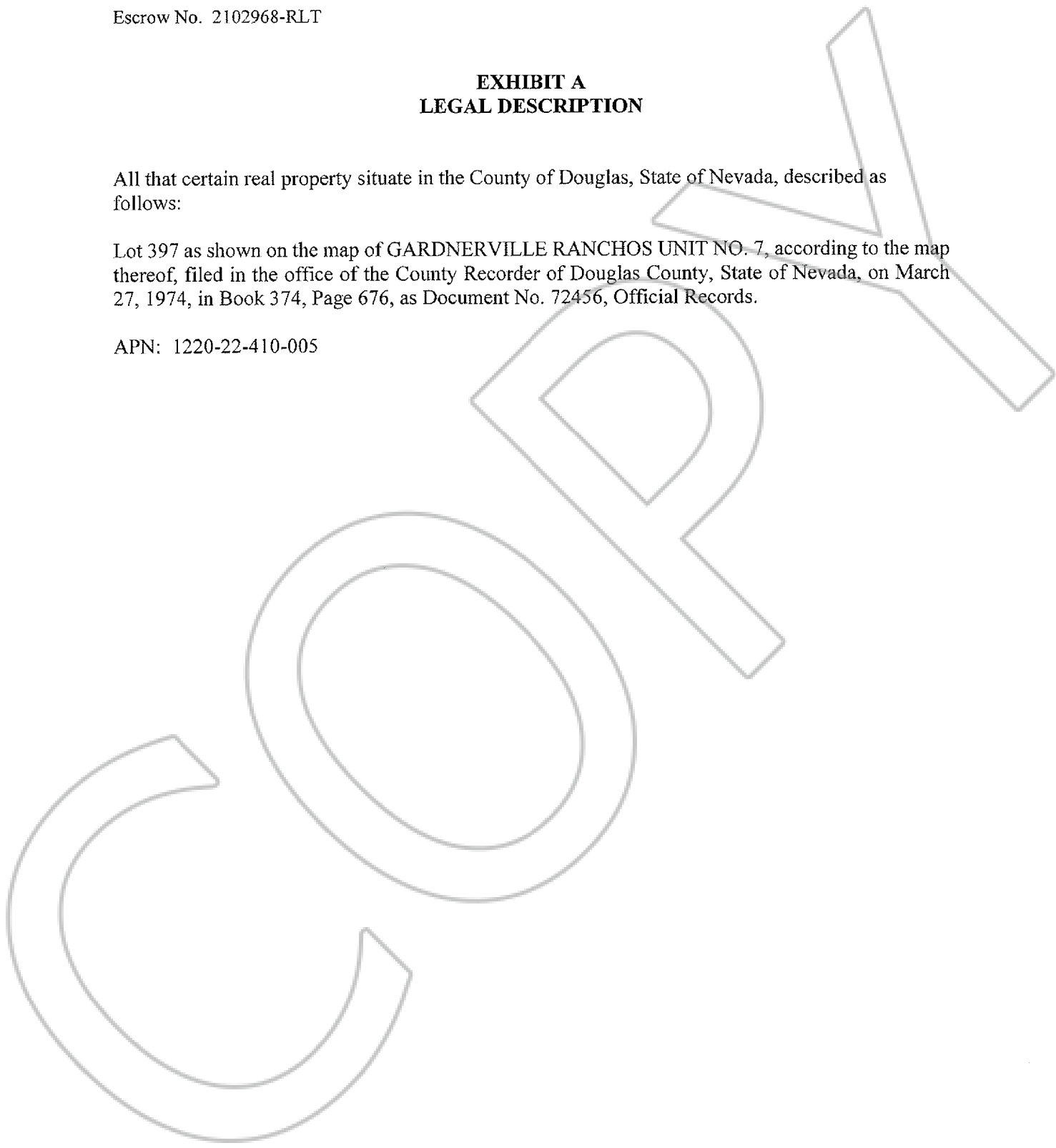
Escrow No. 2102968-RLT

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 397 as shown on the map 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 Document No. 72456, Official Records.

APN: 1220-22-410-005



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1220-22-410-005
 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 _____

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

3. a. Total Value/Sales Price of Property: \$ 410,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 410,000.00
 d. Real Property Transfer Tax Due: \$ 1,599.00

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 *Israel Covarrubias* Capacity Grantor
 Signature _____ Capacity _____

| | |
|--|---|
| SELLER (GRANTOR) INFORMATION (REQUIRED) | BUYER (GRANTEE) INFORMATION (REQUIRED) |
| Print Name: <u>Israel Covarrubias</u> | Print Name: <u>Mioka Miller</u> |
| Address: <u>CORNE OF JOSE I. COVARRUBIAS</u> | Address: <u>310 Foothill Rd</u> |
| City: <u>808 AZALEA AVE FORT PIERCE FL 34982</u> | City: <u>Gardnerville</u> |
| State: <u>Zip:</u> | State: <u>NV</u> Zip: <u>89410</u> |

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02102968-020-RLT
 Address: 1483 US Highway 395 N, Suite B
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED