

A.P.N.: 1419-12-510-012  
File No: 143-2624939 (mk)  
R.P.T.T.: \$2,866.50

DOUGLAS COUNTY, NV  
RPTT:\$2866.50 Rec:\$40.00  
\$2,906.50 Pgs=3 2021-970471  
07/07/2021 01:12 PM  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

When Recorded Mail To: Mail Tax Statements To:  
Eric P. Ziegler and Gioia V. Ziegler  
3583 Arcadia Drive  
Carson City, NV 89705

***GRANT, BARGAIN and SALE DEED***

*FOR A VALUABLE CONSIDERATION*, receipt of which is hereby acknowledged,

Arthur G. Martinez and Vanessa Thompson Martinez, husband and wife as joint tenants,  
with right of survivorship

do(es) hereby *GRANT, BARGAIN and SELL* to

Eric P. Ziegler and Gioia V. Ziegler, husband and wife as to an undivided 62% interest as  
tenants in common and Gary E. Hansen and Brenda Hansen, husband and wife as to an  
undivided 38% interest as tenants in common

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

**BEING A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12,  
TOWNSHIP 14 NORTH, RANGE 19 EAST, M.D.B. & M., MORE PARTICULARLY  
DESCRIBED AS FOLLOWS:**

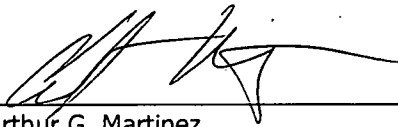
**PARCEL B-1 AS SET FORTH ON THAT PARCEL MAP FOR WAYNE E. AND MARY A.  
BALDWIN, FILED FOR RECORD IN THE OFFICE OF THE DOUGLAS COUNTY RECORDER,  
STATE OF NEVADA, ON OCTOBER 17, 1983, IN BOOK 1083 AT PAGE 2619, AS  
DOCUMENT NO. 89545, OF OFFICIAL RECORDS.**

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and  
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,  
issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now of record.

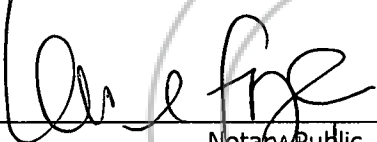
This document was executed  
in counter-part and  
shall be deemed as one.

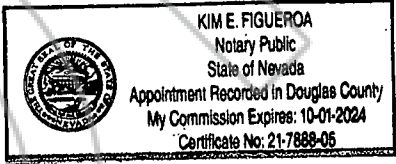
  
\_\_\_\_\_  
Arthur G. Martinez

\_\_\_\_\_  
Vanessa Thompson Martinez

STATE OF **NEVADA** )  
                                  )  
                                  : **ss.**  
COUNTY OF **DOUGLAS** )

This instrument was acknowledged before me on June 23, 2021 by  
**Arthur G. Martinez and Vanessa Thompson Martinez**

  
\_\_\_\_\_  
Notary Public  
(My commission expires: 10/01/2024)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2624939.

Arthur G. Martinez

*Vanessa Thompson Martinez*  
Vanessa Thompson Martinez

STATE OF **NEVADA** )

COUNTY OF **DOUGLAS** )

: **ss.**

This instrument was acknowledged before me on 6-24-21 by  
~~Arthur G. Martinez and Vanessa Thompson Martinez.~~

*Mary Kelsh*  
Notary Public

(My commission expires: 11-6-22)

MARY KELSH  
Notary Public - State of Nevada  
Appointment Recorded in Douglas County  
No: 98-49567-5 - Expires Nov. 06, 2022

This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow  
No. 143-2624939.

**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1419-12-510-012
- 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 \_\_\_\_\_

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

- 3. a) Total Value/Sales Price of Property: \$735,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$735,000.00
- d) Real Property Transfer Tax Due \$2,866.50

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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: [Signature]

Capacity: Agent

**SELLER (GRANTOR) INFORMATION  
(REQUIRED)**

**BUYER (GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: Arthur G. Martinez and Vanessa Thompson Martinez  
 Address: 7214 Schulz Dr  
 City: Carson City  
 State: NV Zip: 89701

Print Name: Eric P. Ziegler and Gioia V. Ziegler and Gary E. Hansen and Brenda Hansen  
 Print Name: Hansen  
 Address: 3583 Arcadia Drive  
 City: Carson City  
 State: NV Zip: 89705

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

Print Name: First American Title Insurance Company  
 Address: 1663 US Highway 395, Suite 101  
 City: Minden

File Number: 143-2624939 mk/ mk  
 State: NV Zip: 89423

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)