

DOUGLAS COUNTY, NV **2021-970866**
 RPTT:\$0.00 Rec:\$40.00
 \$40.00 Pgs=2 **07/14/2021 02:16 PM**
 STEWART TITLE COMPANY
 KAREN ELLISON, RECORDER E05

A.P.N. No.:	1420-07-610-030
R.P.T.T.	\$ 0.00
File No.:	1289474 BC
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Ricardo Salas Torres and Ana G. Castaneda Montes	
3550 Loam Lane	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Ricardo Salas Torres, a married man as his sole and separate property for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Ricardo Salas Torres and Ana G. Castaneda Montes, husband and wife, as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

Lot 13 in Block B, of SUNRIDGE HEIGHTS PHASE 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on June 11, 1993, in Book 693, Page 2465, as Document No. 309550.

APN: 1420-07-610-030

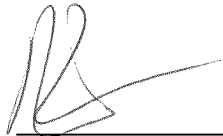
***SUBJECT TO:**

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: July 12, 2021

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

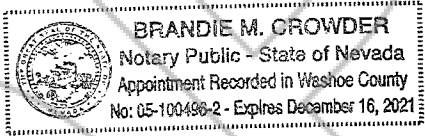


Ricardo Salas Torres

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 12th day of July, 2021
By: Ricardo Salas Torres

Signature: Brandie Crowder
Notary Public
Brandie Crowder
My Commission Expires: 12/16/2021



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-610-030
 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 \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ _____
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 5
 b. Explain Reason for Exemption: Transfer of Title to add wife to title without consideration

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 *Brauden Bowder* Capacity Grantor / Agent
 Signature _____ Capacity Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Ricardo Salas Torres
 Address: 3550 Loam Lane
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Ricardo Salas Torres and Ana G. Castaneda Montes
 Address: 3550 Loam Lane
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1289474 BC
 Address: 10539 Professional Cir, Ste 102
 City: Reno State: NV Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED