

APN: 1420-28-510-002

Mail Tax Statements to:
Timothy Vicente Ortega
1429 North Santa Barbara Drive
Minden, NV 89423

When recorded mail to:
Same as above

Space Above for Recorder's Use Only

R.P.T.T: \$0.00

Grant, Bargain, Sale Deed

THIS INDENTURE WITNESSETH: **Timothy V. Ortega, Jr., Trustee of The Ortega Family Trust, Dated July 30, 2015** FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and convey to **Timothy Vicente Ortega, Jr, an unmarried man as his separate estate**

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

Lot 7, in Block A, as set forth on the Official Plat of Mission Hot Springs, Unit No. 1, filed in the office of the Recorder of Douglas County, Nevada, on July 1, 1987, Book 787, Page 001, Document No. 157492 of Official Records.

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

Witness his/hers/theirs hand(s) this 13 day of July, 2021.



Timothy V. Ortega, Jr, Trustee

SEE PAGE TWO (2) FOR NOTARY ACKNOWLEDGEMENT

02104350-70
RECORDED BY TICOR TITLE

NOTARY ACKNOWLEDGEMENT FOR GRANT BARGAIN SALE DEED

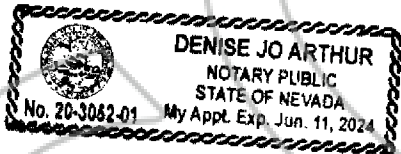
STATE OF NEVADA }
COUNTY OF Douglas } ss:

This instrument was acknowledged before me on July 13, 2021.

By Timothy V. Ortega, Jr., Trustee of The Ortega Family Trust, Dated July 30, 2015.

Denise Jo Arthur
NOTARY PUBLIC

NOTARY: PLEASE STAMP BELOW THIS LINE AND BE SURE YOUR SEAL IS CLEAR AND DOES NOT COVER ANY DOCUMENT TEXT.



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a. 1420-28-510-002
 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: Trust cert ok - ke

3.a. Total Value/Sales Price of Property \$ 0.00
 b. Deed in Lieu of Foreclosure Only (value of property (_____)
 c. Transfer Tax Value: \$ 0.00
 d. Real Property Transfer Tax Due \$ 0.00

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section 07
 b. Explain Reason for Exemption: Transfer in/out of trust with no consideration

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.

X Signature Timothy V. Ortega, Jr. Capacity: Grantor
 X Signature Timothy V. Ortega, Jr. Capacity: Grantee

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Timothy V. Ortega, Jr., Trst
 Address: 1429 North Santa Barbara Drive
 City: Minden
 State: NV Zip: 89423

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Timothy Ortega
 Address: 1429 North Santa Barbara Drive
 City: Minden
 State: NV Zip: 89423

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: Ticor Title Company Escrow # 36262105257
 Address: 825 NE Multnomah, Ste 975
 City: Portland State: OR Zip: 97232