

DOUGLAS COUNTY, NV  
RPTT:\$2535.00 Rec:\$40.00  
\$2,575.00 Pgs=4  
FIRST AMERICAN TITLE MINDEN  
KAREN ELLISON, RECORDER

2021-971522

07/27/2021 03:18 PM

A.P.N.: 1220-24-501-038  
File No: 143-2628775 (et)  
R.P.T.T.: \$2,535.00

When Recorded Mail To: Mail Tax Statements To:  
Matthew Desmond Delgado  
420 Winding Way  
Incline Village, NV 89451

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

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

Nicolas R. Garcia and and Alexis N. Weaver, husband and wife as joint tenants with right of survivorship, who acquired title as Nicolas R. Garcia, a single man and Alexis N. Weaver, a single woman as joint tenants with right of survivorship

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

Matthew Desmond Delgado, a single man and Dana M. Kerby, a single woman as joint tenants with right of survivorship

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

**A PORTION OF PARCELS 3 AND 4, AS SHOWN ON THAT PARCEL MAP LOT 12 FOR RUHENSTROTH RANCHOS SUBD., FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF DOUGLAS COUNTY, NEVADA, ON JULY 26, 1977, IN BOOK 777, AT PAGE 1246, AS FILE NO. 11361, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**A PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 12 NORTH, RANGE 20 EAST, M.D.B. & M., DOUGLAS COUNTY, NEVADA, DESCRIBED AS FOLLOWS:**

**COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 24, A SET FORTH ON THAT CERTAIN PARCEL MAP LOT 12 FOR RUHENSTROTH RANCHOS SUBD., THAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON THE 26TH DAY OF JULY, 1977, IN BOOK 777, AT PAGE 1246, AS FILE NO. 11361, OF OFFICIAL RECORDS;**

**THENCE WEST 151.52 FEET ALONG THE NORTHERLY LINE OF SAID SECTION 24 TO THE POINT OF BEGINNING;  
THENCE CONTINUING WEST, 144.61 FEET;  
THENCE SOUTH, 331.00 FEET;  
THENCE EAST, 144.61 FEET;  
THENCE NORTH 331.00 FEET TO THE POINT OF BEGINNING**

**NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN GRANT, BARGAIN AND SALE DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON JUNE 19, 2017, AS DOCUMENT NO. 2017-900237 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.

*Nicolas R. Garcia* Alexis N. Weaver his attorney in fact

Nicolas R. Garcia by Alexis N. Weaver his attorney in fact

*Alexis N. Weaver*

Alexis N. Weaver

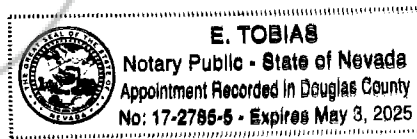
STATE OF **NEVADA** )  
 : ss.  
COUNTY OF **DOUGLAS** )

*et* This instrument was acknowledged before me on 7-23-2021 by Nicolas R. Garcia and Alexis N. Weaver.

*E. Tobias*

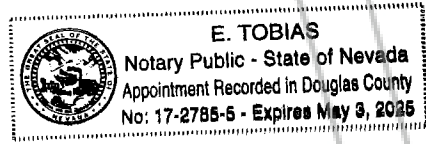
Notary Public

(My commission expires: 5/3/25 )




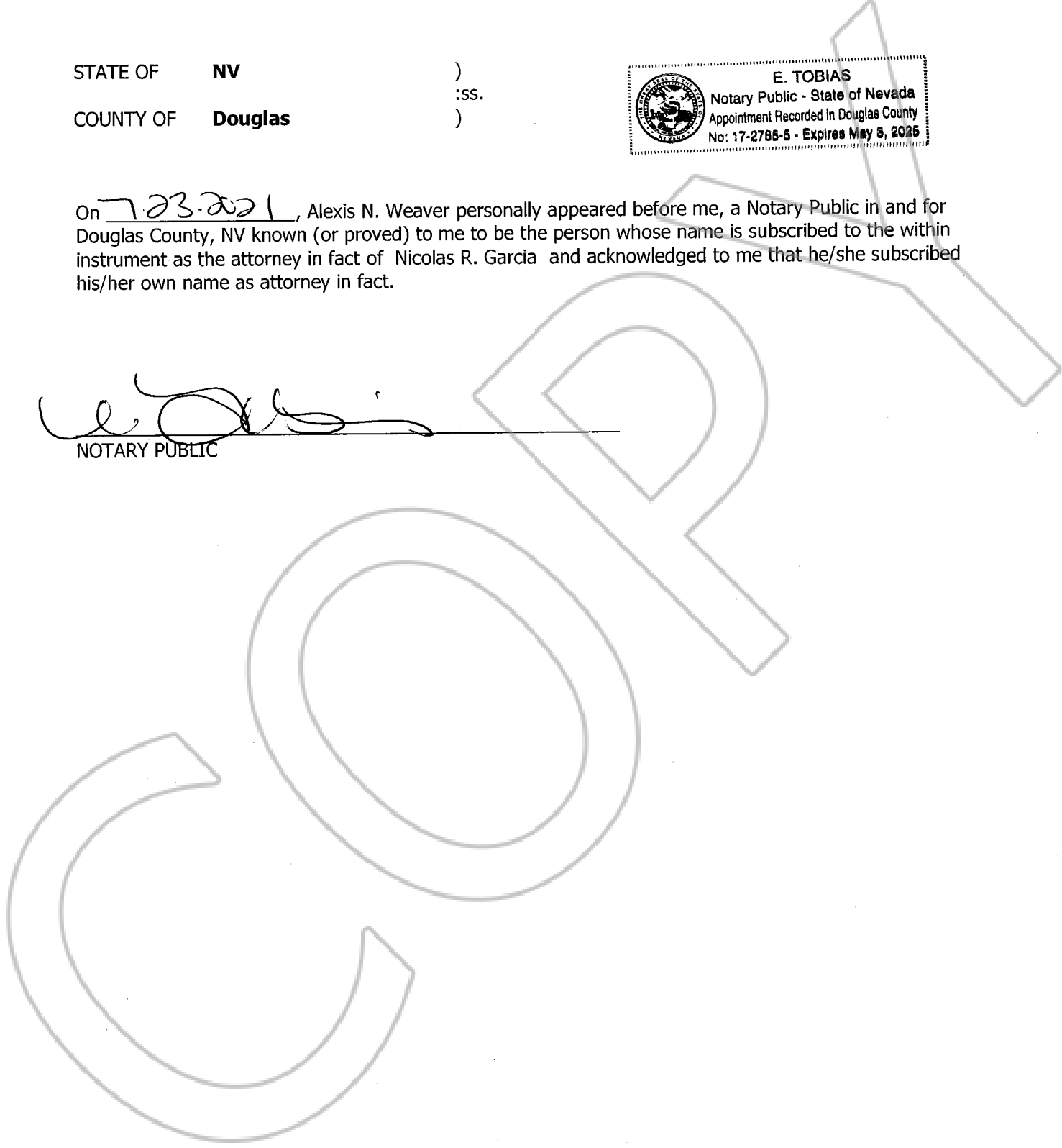
This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow No. 143-2628775.

STATE OF **NV** )  
 )  
 ) :SS.  
 )  
COUNTY OF **Douglas** )



On 7.23.2021, Alexis N. Weaver personally appeared before me, a Notary Public in and for Douglas County, NV known (or proved) to me to be the person whose name is subscribed to the within instrument as the attorney in fact of Nicolas R. Garcia and acknowledged to me that he/she subscribed his/her own name as attorney in fact.

  
\_\_\_\_\_  
NOTARY PUBLIC



**STATE OF NEVADA  
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1220-24-501-038
- 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: \$650,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) ( \$ \_\_\_\_\_ )
- c) Transfer Tax Value: \$650,000.00
- d) Real Property Transfer Tax Due \$2,535.00

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]  
Signature: \_\_\_\_\_

Capacity: [Signature]  
Capacity: \_\_\_\_\_

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

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

Print Name: Nicolas R. Garcia and Alexis N. Weaver  
Address: 1981 Pinto Circle  
City: Gardnerville  
State: NV Zip: 89410

Print Name: Matthew Desmond Delgado and Dana M. Kerby  
Address: 420 Winding Way  
City: Incline Village  
State: NV Zip: 89451

**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: 143-2628775 et/ et  
State: NV Zip: 89423

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