

A.P.N.: 1420-08-210-034
File No: 143-2627680 (et)
R.P.T.T.: \$0 #4

When Recorded Mail To: Mail Tax Statements To:
Leobardo Garcia Vieyra and Beatriz Teresa Guerrero
996 Ridgeview
Carcon City NV 89705

GRANT, BARGAIN and SALE DEED

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

MONICA P. IZA, AN UNMARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY,
NICOLAS MEDEROS-SERRANO, A MARRIED MAN AS HIS SOLE AND SEPARATE
PROPERTY, AND LEOBARDO GARCIA VIEYRA AND BEATRIZ TERESA GUERRERO
SERRANO, HUSBAND AND WIFE, ALL AS JOINT TENANTS WITH RIGHT OF
SURVIVORSHIP

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

LEOBARDO GARCIA VIEYRA AND BEATRIZ TERESA GUERRERO SERRANO, HUSBAND
AND WIFE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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

**LOT 26 IN BLOCK E, AS SET FORTH ON THE FINAL MAP OF SUNRIDGE HEIGHTS,
PHASE 3, A PLANNED UNIT DEVELOPMENT, FILED FOR RECORD IN THE OFFICE OF
THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA ON JUNE 1, 1994,
IN BOOK 694, PAGE 1, AS DOCUMENT NO. 338607**

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.

SEE ATTACHED
NOTARY CERTIFICATE

MONICA P. IZA

Nicolas Mederos-Serrano

NICOLAS MEDEROS-SERRANO

STATE OF _____)
COUNTY OF _____)

:ss.

This instrument was acknowledged before me on this:
_____ day of _____,

By: **MONICA P. IZA AND NICOLAS MEDEROS-SERRANO**

By: _____ / Its: _____

Notary Public.
(My commission expires: _____)

vr

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

State of California
County of Monterey

On July 19, 2021 before me, Vanessa Paradise, Notary Public
personally appeared Nicolas Mederos - Serrano

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



NOTARY SEAL

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Van Paradise

Signature of Notary Public

ADDITIONAL OPTIONAL INFORMATION

Title or Description of attached document: Grant, Bargain and
Sale Deed

Document Date: No Date Number of Pages: -Two-

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer
- Partner
- Attorney-in-Fact
- Trustee
- Other: _____

Signer is representing _____

Capacity(ies) Claimed by Signer

Signer's Name: _____

- Individual
- Corporate Officer
- Partner
- Attorney-in-Fact
- Trustee
- Other: _____

Signer is representing _____

Grant, Bargain and Sale Deed

Monica P. Iza

MONICA P. IZA

NICOLAS MEDEROS-SERRANO

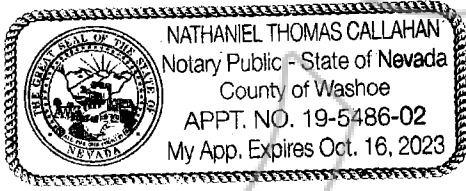
STATE OF *Nevada*)
COUNTY OF *Washoe*) :ss.

This instrument was acknowledged before me on this:
22th day of July, 2021

By: **MONICA P. IZA AND ~~NICOLAS MEDEROS-SERRANO~~ *****

By: *[Signature]* Its: _____

Notary Public
(My commission expires: 10/16/2023)



**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)
 a) 1420-08-210-034
 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: \$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

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption, per 375.090, Section: #4
 b. Explain reason for exemption: Deed to remaining joint tenants for no consideration - DOC NO 2021-966964

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: Agent
 Capacity: _____

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

MONICA P. IZA, NICOLAS
 MEDEROS-SERRANO, Leobardo
 Garcia Vieyra & Beatriz Teresa
 Print Name: Guerrero Serrano
 Address: 996 Ridgeview
 City: Carson City
 State: NV Zip: 89705

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

Leobardo Garcia Vieyra
 and Beatriz Teresa
 Print Name: Guerrero Serrano
 Address: 996 Ridgeview
 City: Carson City
 State: NV Zip: 89705

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

First American Title Insurance
 Print Name: Company File Number: 143-2627680 et/ et
 Address 1663 US Highway 395, Suite 101
 City: Minden State: NV Zip: 89423