

DOUGLAS COUNTY, NV **2021-972189**  
RPTT:\$2652.00 Rec:\$40.00  
\$2,692.00 Pgs=4 **08/06/2021 03:15 PM**  
TICOR TITLE - GARDNERVILLE  
KAREN ELLISON, RECORDER

**WHEN RECORDED MAIL TO:**  
Magdaleno Hernandez  
Dyanna Hernandez  
1003 Silverranch Drive

Gardnerville, NV 89410

**MAIL TAX STATEMENTS TO:**  
Same as above

Escrow No. 2104942-RLT

The undersigned hereby affirms that this document submitted for recording does not contain the social security number of any person or persons.  
(Pursuant to NRS 239b.030)

APN No.: 1220-09-410-011  
R.P.T.T. \$2,652.00

SPACE ABOVE FOR RECORDER'S USE ONLY

### **GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Glennis G. Hill, Trustee(s) or Successor of Trustee(s) of The Hill Family Trust dated September 6, 2017

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Magdaleno Hernandez and Dyanna Lee Hernandez, husband and wife as Joint Tenants

all that real property situated in the County of Douglas, State of Nevada, described as follows:  
**SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF**

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

Signature and notary acknowledgement on page two.

The Hill Family Trust dated September 6, 2017

Glennis G. Hill, Successor Trustee  
Glennis G. Hill, ~~Successor~~ Trustee <sup>BS</sup>  
<sub>RT</sub>

STATE OF ~~NEVADA~~ <sup>SDN</sup> North Carolina } ss:  
COUNTY OF ~~Douglas~~ <sup>Wake</sup>

This instrument was acknowledged before me on, 4<sup>th</sup> August 2021  
by Glennis G. Hill, Trustee(s) or Successor Trustee(s) of The Hill Family Trust dated September 6, 2017

Sharon D. Rogers  
NOTARY PUBLIC

SHARON D. ROGERS  
NOTARY PUBLIC  
WAKE COUNTY, N.C.  
My Commission Expires 11-13-2021

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No. 02104942.

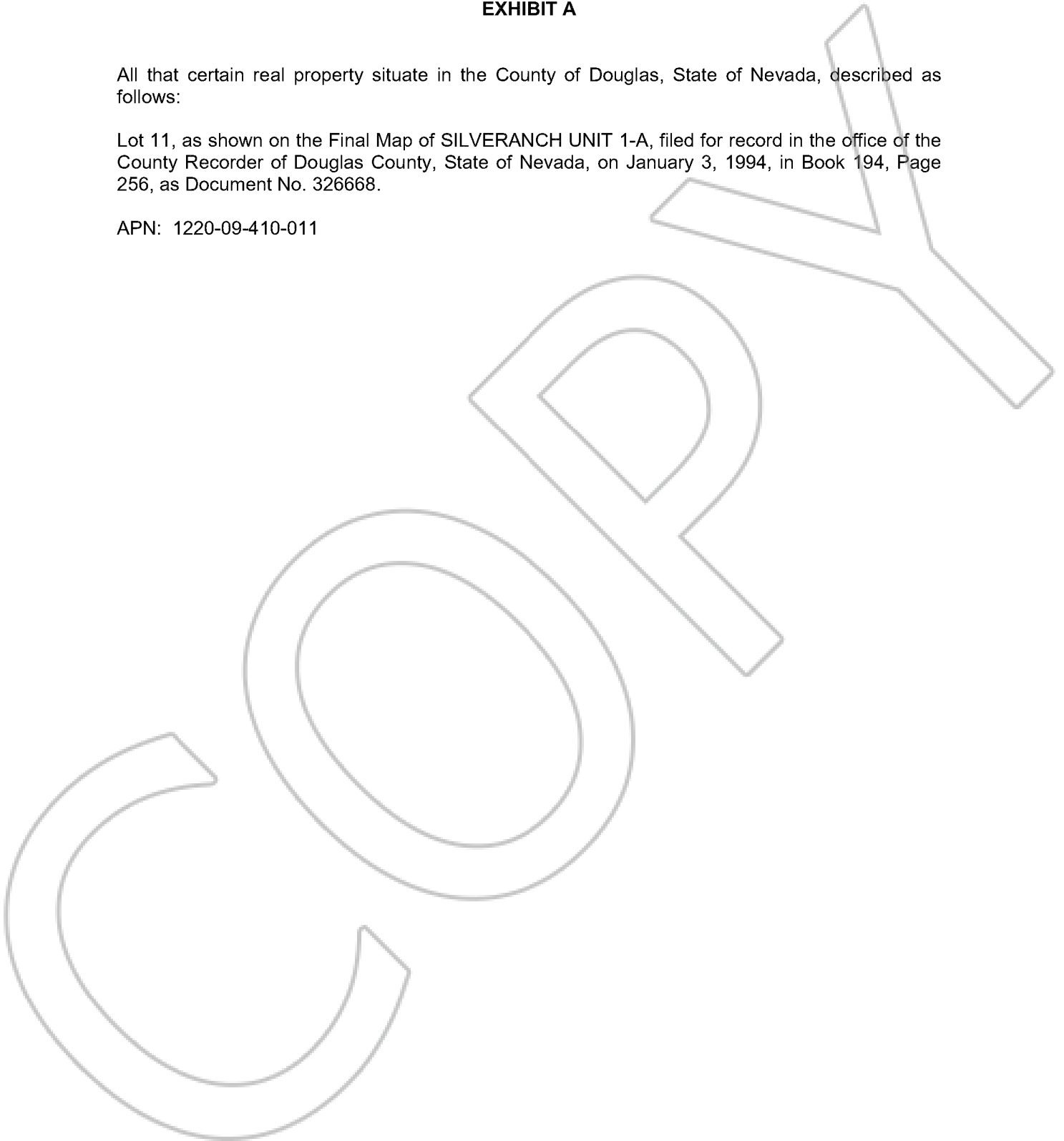
**Order No.: 02104942-RLT**

**EXHIBIT A**

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

Lot 11, as shown on the Final Map of SILVERANCH UNIT 1-A, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on January 3, 1994, in Book 194, Page 256, as Document No. 326668.

APN: 1220-09-410-011





**Douglas County Recorder's Office**

**Karen Ellison, Recorder**

<http://recorder.co.douglas.nv.us>

[kellison@co.douglas.nv.us](mailto:kellison@co.douglas.nv.us)

(775) 782-9027

**LEGIBILITY NOTICE**

The Douglas County Recorder's Office has determined that the attached document may not be suitable for recording by the method used by the Recorder to preserve the Recorder's records. The customer was advised that copies reproduced from the recorded document would not be legible. However, the customer demanded that the document be recorded without delay as the parties right may be adversely affected because of a delay in recording. Therefore, pursuant to NRS 247.120 (3), the County Recorder accepted the document conditionally, based on the undersigned's representation (1) that a suitable copy will be submitted at a later date (2) it is impossible or impracticable to submit a more suitable copy.

By my signing below, I acknowledge that I have been advised that once the document has been microfilmed, it may not reproduce a legible copy.

Tammy May  
Signature

7/6/2021  
Date

Tammy May  
Printed Name

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-09-410-011  
 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 ONLY	
Book _____	Page _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property: \$ 680,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value \$ 680,000.00  
 d. Real Property Transfer Tax Due: \$ 2,652.00

4. If Exemption Claimed  
 a. Transfer Tax Exemption, per NRS 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 Glennis G Hill Capacity \_\_\_\_\_  
 Signature \_\_\_\_\_ Capacity \_\_\_\_\_

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

Print Name: Glennis G. Hill, Trustee(s) or  
 Successor of Trustee(s) of The Hill Family Trust  
 dated September 6, 2017  
 Address: 204 Springmoor Dr  
 City: Raleigh  
 State: Zip: NC 27615

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

Print Name: Magdaleno Hernandez, Pyanna  
Lee Hernandez  
 Address: 1003 Silverranch Drive  
 City: Gardnerville  
 State: NV Zip: 89410

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**

Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02104942-020-RLT  
 Address: 1483 US Highway 395 N, Suite B  
 City, State, Zip: Gardnerville, NV 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED