

APN: 1420-07-211-003  
Escrow No: 21006775-201-KFT  
R.P.T.T: EXEMPT #: 5

Recording Requested By: Stewart Title Company  
Mail Tax Statements To: *Same as below*  
When Recorded Mail To:

JAMES J. RUIZ  
3514 SHAWNEE DRIVE  
CARSON CITY, NV 89705

1352526 TO

**GRANT, BARGAIN, SALE DEED**

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, James J. Ruiz, an unmarried man and Mildred A. Ruiz, an unmarried woman, as joint tenants

does hereby Grant, Bargain, Sell and Convey to James J. Ruiz, an unmarried man

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

**For Legal Description, See Attached Exhibit "A", attached hereto and made a part hereof.**

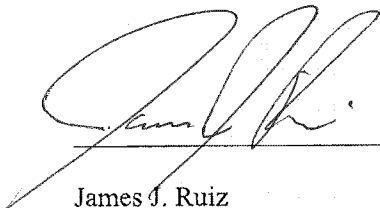
SUBJECT TO:

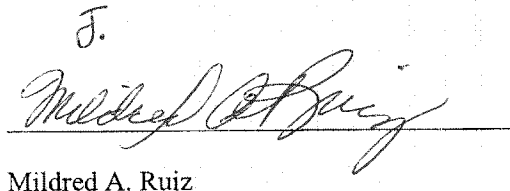
1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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.

**See page 2 for signature of Grantor(s) and Notary Acknowledgment**

Escrow No. 21006775-201-KFT  
Grant, Bargain, Sale Deed...Continued


  
\_\_\_\_\_  
James J. Ruiz

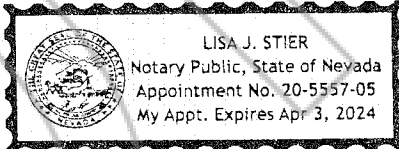
J.  
  
\_\_\_\_\_  
Mildred A. Ruiz

\_\_\_\_\_  
State of Nevada }  
County of <sup>ITS</sup> ~~Douglas~~ *Carson City* } ss

This instrument was acknowledged before me on August 12, 2021

by: James J. Ruiz and Mildred A. Ruiz

Signature:   
Notary Public



File Number: 1352526

## LEGAL DESCRIPTION

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 12, of VALLEY VIEW SUBDIVISION, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on November 12, 1958, under File No. 13793.

APN: 1420-07-211-003

COPY

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

**1. Assessor Parcel Number(s)**

a) 1420-07-211-003  
 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. Total Value/Sales Price of Property:**

Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 Transfer Tax Value \$ \_\_\_\_\_  
 Real Property Transfer Tax Due: \$ -0-

**4. If Exemption Claimed**

a. Transfer Tax Exemption, per NRS 375.090, Section 5  
 b. Explain Reason for Exemption: Mother to son

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.

Signature \_\_\_\_\_ Capacity: Grantor

Signature \_\_\_\_\_ Capacity: Grantee

**(GRANTOR) INFORMATION  
(REQUIRED)**

Print Name: James J. Ruiz  
 Address: 3514 Shawnee Drive  
Carson City, NV 89705

**(GRANTEE) INFORMATION  
(REQUIRED)**

Print Name: James J. Ruiz  
 Address: 3514 Shawnee Drive  
Carson City, NV 89705

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

Print Name: Stewart Title Company/Kelsey Faris Escrow #: 21006775-KFT  
 Address: 7251 W. Lake Mead Blvd., Suite 350, Las Vegas, NV 89128  
 City, State, ZIP Code \_\_\_\_\_

1352526-TO

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED  
 STEWART TITLE COMPANY, 5390 KIETZKE LN., STE 101, RENO, NV 89511