

APN# 1420-07-211-003

Recording Requested by/Mail to:

Name: James J. Ruiz

Address: 3514 Shawnee Drive

City/State/Zip: Carson City, NV 89705

Mail Tax Statements to:

Name: James J. Ruiz

Address: 3514 Shawnee Drive

City/State/Zip: Carson City, NV 89705

Grant, Bargain Sale Deed

Title of Document (required)

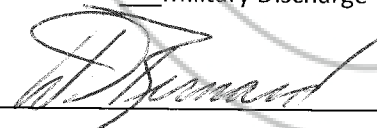
----- (Only use if applicable) -----

The undersigned hereby affirms that the document submitted for recording DOES contain personal information as required by law: (check applicable)

Affidavit of Death – NRS 440.380(1)(A) & NRS 40.525(5)

Judgment – NRS 17.150(4)

Military Discharge – NRS 419.020(2)


Signature

William Bernard, Agent
Printed Name

This document is being (re-)recorded to correct document # 2021-972547, and is correcting the order of recording and to perfect the actual date of closing.

DOUGLAS COUNTY, NV **2021-972547**
RPTT:\$0.00 Rec:\$40.00
\$40.00 Pgs=3 08/16/2021 12:05 PM
STEWART TITLE COMPANY
KAREN ELLISON, RECORDER E05

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

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

Recorded Electronically	
ID	<u>2021-972547</u>
County	<u>Douglas</u>
Date	<u>8/16/21</u> Time <u>12:05</u>
Simplifile.com 800.460.5657	

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.

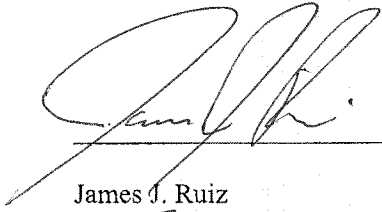
SUBJECT TO:

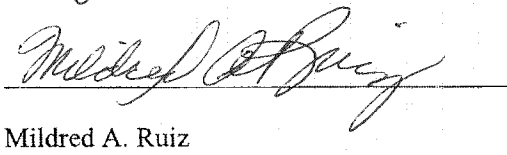
1. Taxes for fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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

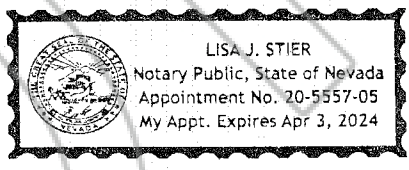
J.

Mildred A. Ruiz

State of Nevada }
County of ^{LTS} Douglas } ss
Carson City

This instrument was acknowledged before me on August 12, 2021

by: James J. Ruiz and Mildred A. Ruiz

Signature: 
Notary Public



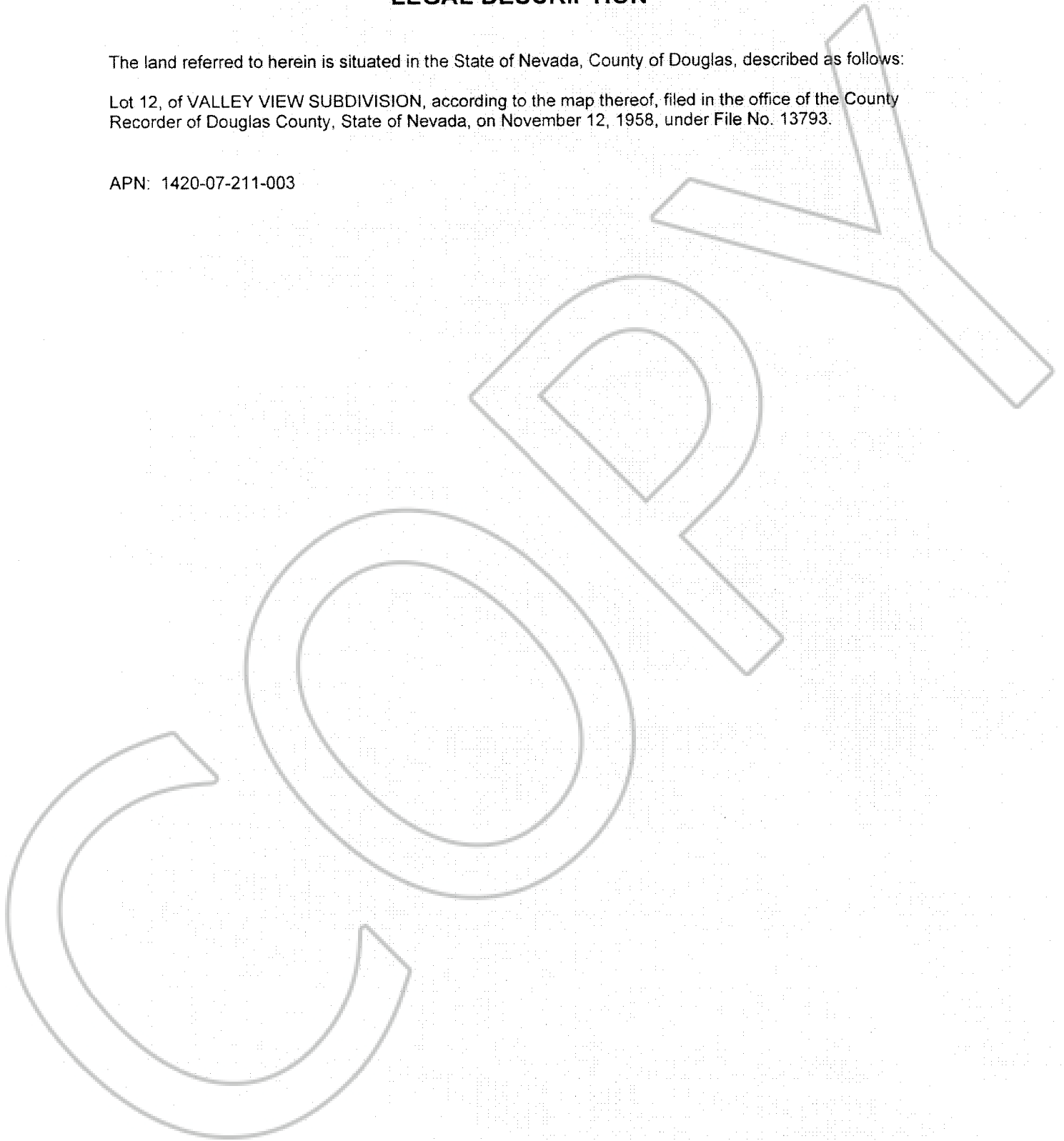
File Number: 1352526

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



STATE OF NEVADA
DECLARATION OF VALUE

- 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: \$ \$0.00

- 4. If Exemption Claimed:
 - a. Transfer Tax Exemption per NRS 375.090, Section # 3
 - b. Explain Reason for Exemption: Re-recording deed recorded 08/16/2021 as Document No. 2021-972547 to correct the recording order and perfect the date of close.

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] Capacity AGENT

Signature _____ Capacity _____

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

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

Print Name: James J. Ruiz/Mildred A. Ruiz
 Address: 3514 Shawnee Drive
 City: Carson City
 State: NV Zip: 89705

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

COMPANY/PERSON REQUESTING RECORDING

(required if not the seller or buyer)

Print Name: Stewart Title Company Escrow # 1352526
 Address: 5390 Kietzke Lane, Suite 101
 City: Reno State: NV Zip: 89511

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