

DOUGLAS COUNTY, NV **2021-973365**
RPTT:\$1111.50 Rec:\$40.00
\$1,151.50 Pgs=2 **08/31/2021 12:51 PM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1220-04-516-029
R.P.T.T.	\$1,111.50
File No.:	1335169 SA
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Adrian Barrera and Gemma Ramirez Barrera	
1367 Waterloo Lane, Unit 10	
Gardnerville, NV 89410	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Beverly A. Eichman and Gerald Lee Bruce wife and husband as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Gemma Ramirez and Adrian Barrera, wife and husband as joint tenants**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Unit 10, of EL DORADO VILLAGE UNIT NO. 1, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on December 14, 1973, in Book 1273, Page 352, as Document No. 70678.

Together with an undivided interest in and to the whole of the common area designated as common areas of said subdivision.

***SUBJECT TO:**

1. Taxes for the 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.

Dated: August 25, 2021

SIGNATURES AND NOTARY ON PAGE 2
THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Beverly A. Eichman
Beverly A. Eichman

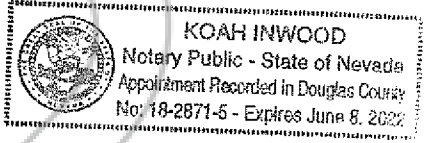
Gerald Lee Bruce
Gerald Lee Bruce

State of Nevada)
) ss
County of Douglas)

This instrument was acknowledged before me on the 25 day of August, 2021
By: Beverly A. Eichman and Gerald Lee Bruce

Signature: [Handwritten Signature]
Notary Public

My Commission Expires: June 8, 2021



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-04-516-029
 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'/'Ind'l
 g. Agricultural h. Mobile Home
 Other _____

FOR RECORDERS OPTIONAL USE ONLY
 Book _____ Page: _____
 Date of Recording: _____
 Notes: _____

3. a. Total Value/Sales Price of Property \$ 285,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 285,000.00
 d. Real Property Transfer Tax Due \$ 1,111.50

4. **If Exemption Claimed:**
 a. Transfer Tax Exemption per NRS 375.090, Section _____
 b. Explain Reason for Exemption: _____

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 *Beverly A. Eichman and Gerald Lee* Capacity Grantor *Escrow*
 Signature _____ Capacity Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Beverly A. Eichman and Gerald Lee
Bruce
 Address: 1367 A Waterloo Lane
 City: Gardnerville
 State: NV Zip: 89410

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Adrian Barrera and Gemma
Ramirez Barrera
 Address: 1367 Waterloo Lane Unit 10
 City: Gardnerville
 State: NV Zip: 89410

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1335169 SA
 Address: 1362 Hwy 395, Suite 109
 City: Gardnerville State: NV Zip: 89410

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED