

DOUGLAS COUNTY, NV **2021-973415**
RPTT:\$1694.55 Rec:\$40.00
\$1,734.55 Pgs=3 **09/01/2021 10:25 AM**
TICOR TITLE - RENO 500 W PLUMB LN STE B NV
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:
Manuel Galacgac Agbigay
961 Parkview Court
Carson City, NV 89705

MAIL TAX STATEMENTS TO:
SAME AS ABOVE

Escrow No. 2104945-AJF

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.: 1420-07-715-007
R.P.T.T. \$1,694.55

SPACE ABOVE FOR RECORDER'S USE ONLY

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Geneva Walden, Trustee of the Glen B. Bisel and Deborah L. Bisel Revocable Trust dated November 6, 2007

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to

Lalaine Agbigay and Manuel Galacgac Agbigay, wife and husband as joint tenants with right of survivorship

**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.

Geneva Walden, Trustee of the Glen B. Bisel
and Deborah L. Bisel Revocable Trust dated
November 6, 2007


Geneva Walden, Trustee

STATE OF NEVADA
COUNTY OF DOUGLAS

} ss:

This instrument was acknowledged before me on, August 30, 2021
by Geneva Walden, Trustee of the Glen B. Bisel and Deborah L. Bisel Revocable Trust dated
November 6, 2007


NOTARY PUBLIC

This Notary Acknowledgement is attached to that certain Grant, Bargain, Sale Deed under escrow No.
02104945.



Escrow No. 2104945-AJF

**EXHIBIT A
LEGAL DESCRIPTION**

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

Lot 80 in Block M, as set forth on the Final Map of Sunridge Heights, Phase 6A & 8A, a Planned Unit Development, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on May 1, 1995, Book 595, Page 1, as Document No. 361213 and by Certificate of Amendment recorded May 17, 1995 in Book 595, Page 2588, Document No. 362268, and re-recorded August 10, 1995 in Book 895, Page 1500, Document No. 368005, and by Certificate of Amendment recorded August 7, 1995, Book 895, Page 816, Document No. 367680.

APN: 1420-07-715-007

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 1420-07-715-007
 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
 i. Other _____

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

3. a. Total Value/Sales Price of Property: \$ 434,500.00
 b. Deed in Lieu of Foreclosure Only (value of property) \$ _____
 c. Transfer Tax Value \$ 434,500.00
 d. Real Property Transfer Tax Due: \$ 1,694.55

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 [Signature] Capacity Grantor
 Signature Amanda Potts Capacity Grantee-Escrow

**SELLER (GRANTOR) INFORMATION
(REQUIRED)**
 Print Name: Geneva Walden, Trustee of the Glen B. Bisel and Deborah L. Bisel Revocable Trust dated November 6, 2007
 Address: PO Box 550398
 City: South Lake Tahoe
 State: CA Zip: 96155

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Manuel Galacgac Agbigay + Lalaine Agbigay
 Address: 9101 Parkview Ct
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02104945-040-AJF
 Address: 500 W Plumb Lane, Suite B
 City, State, Zip: Reno, NV 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED