

A.P.N.: 1022-15-002-009
File No: 143-2633809 (et)
R.P.T.T.: \$1,138.80

When Recorded Mail To: Mail Tax Statements To:
Staci Lynn Moraida and Jorge Solorio Gonzalez, Jr.
3835 Sapphire Road
Wellington, NV 89444

GRANT, BARGAIN and SALE DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Ventura Carranza and Petra Carranza, husband and wife as joint tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

Staci Lynn Moraida, a single woman and Jorge Solorio Gonzalez, Jr., an unmarried man,
as tenants in common

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

**LOT 21, BLOCK H, AS SHOWN ON THE MAP OF TOPAZ RANCH ESTATES UNIT NO. 4,
FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA ON
NOVEMBER 16, 1970 IN MAP BOOK 1, PAGE 224 AND IN BOOK 81, PAGE 214, BOTH
AS DOCUMENT NO. 50212**

TOGETHER with all tenements, hereditaments and appurtenances, including easements and
water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents,
issues or profits thereof.

Subject to

1. All general and special taxes for the current fiscal year.
2. Covenants, Conditions, Restrictions, Reservations, Rights, Rights of Way and Easements now
of record.

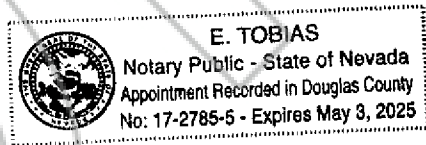
Ventura Carranza
Ventura Carranza

Petra Carranza
Petra Carranza

STATE OF **NEVADA**)
)
) : **ss.**
)
COUNTY OF **DOUGLAS**)

This instrument was acknowledged before me on 8.27.2021 by
Ventura Carranza and Petra Carranza.

E. Tobias
Notary Public
(My commission expires: 5/3/25)



This Notary Acknowledgement is attached to that certain Grant, Bargain Sale Deed under Escrow
No. 143-2633809.

**STATE OF NEVADA
DECLARATION OF VALUE**

1. Assessor Parcel Number(s)

- a) 1022-15-002-009
- 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	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

- 3. a) Total Value/Sales Price of Property: \$292,000.00
- b) Deed in Lieu of Foreclosure Only (value of property) (\$ _____)
- c) Transfer Tax Value: \$292,000.00
- d) Real Property Transfer Tax Due \$1,138.80

4. **If Exemption Claimed:**

- a. Transfer Tax Exemption, per 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]
Signature: _____

Capacity: Coagent
Capacity: _____

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

Print Name: Ventura Carranza and Petra Carranza
Address: 4938 Fall Creek Ct
City: Reno
State: NV Zip: 89519

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

Print Name: Staci Lynn Moraida and Jorge Solorio Gonzalez, Jr.
Address: 3835 Sapphire Road
City: Wellington
State: NV Zip: 89444

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)

Print Name: Company
Address: 1663 US Highway 395, Suite 101
City: Minden

File Number: 143-2633809 et/ et
State: NV Zip: 89423

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