

APN: 122009810049

Affix R.P.T.T. \$Exempt3

RECORDING REQUESTED BY:

FIDELITY NATIONAL TITLE AGENCY OF NEVADA, INC.

WHEN RECORDED MAIL TO and MAIL TAX STATEMENT TO:

EDWARD MICHAEL RUBIO JR.

CLAUDIA CHRISTINE RUBIO

1399 MARLETTE CIRCLE

GARDNERVILLE, NV 89460

ESCROW NO: 00122350-007-NT3

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Edward Michael Rubio Jr. and Claudia Christine Rubio, who aquired title as Edward Michael Rubio Jr., and Claudia C. Rubio, husband and wife as joint tenants with rights of survivorship

FOR A VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged, do hereby Grant, Bargain Sell and convey to

Edward Michael Rubio Jr. and Claudia Christine Rubio, husband and wife as joint tenants with rights of survivorship

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

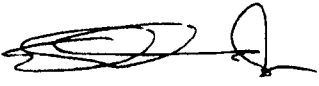
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

- Subject to:
1. Taxes for the current fiscal year, paid current.
 2. Conditions, covenants, restrictions, reservations, rights, rights of way and easements now of record, if any.

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Witness my/our hand(s) this 17th day of September, 2021

BUYERS:

	<u>9/17/21</u>	<u>Claudia Christine Rubio</u>	<u>9/17/21</u>
<u>Edward Michael Rubio Jr.</u>	Date	<u>Claudia Christine Rubio</u>	Date
		Claudia	

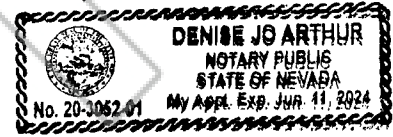
State of Nevada)
County of Douglas) SS:

On this Sept. 17, 2021
appeared before me, a Notary Public,
Edward Michael Rubio Jr.
Claudia Christine Rubio

personally known or proven to me to be the person(s) whose name(s) is/are subscribed to the above instrument, who acknowledged that he/she/they executed the instrument for the purposes therein contained.

Denise Jo Arthur
Notary Public

My commission expires: June 11, 2024



Denise Jo Arthur
No. 20-3052-01
exp 6-11-2024
Notary Public
State of Nevada

**NOTARY ACKNOWLEDGEMENT FOR GRANT, BARGAIN, SALE DEED
FOR ESCROW NO.: 00122350-007NT3**

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DOUGLAS, STATE OF NEVADA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 339, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 2, FILED IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, STATE OF NEVADA, ON JUNE 1, 1965, IN BOOK 31, PAGE 686, AS DOCUMENT NO. 28309, AND AMENDED TITLE SHEET RECORDED ON JUNE 4, 1965, IN BOOK 31, PAGE 797, AS DOCUMENT NO. 28377.

PARCEL 2:

A PARCEL OF LAND BEING A PORTION OF LOT 338, GARDNERVILLE RANCHOS UNIT NO. 2, DOUGLAS COUNTY, NEVADA, ON JUNE 1, 1965, AS DOCUMENT NO. 28309 AS AMENDED TITLE SHEET RECORDED JUNE 4, 1965, AS DOCUMENT NO. 28377, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE COMMON CORNER OF LOTS 338, 339, 300, AND 301, AND THE SOUTHEAST CORNER OF SAID LOT 338; THENCE SOUTH 61° 04' 15" WEST, 274.24 FEET ALONG THE COMMON LINE BETWEEN LOTS 338 AND 339 TO AN IRON PIPE ON THE EASTERLY RIGHT OF WAY LINE OF MARLETTE CIRCLE; THENCE ALONG SAID RIGHT OF WAY LINE NORTH 0° 00' 30" EAST 10.97 FEET TO AN IRON PIPE; THENCE NORTH 57° 44' 09" EAST, 283.85 FEET TO AN IRON PIPE IN THE COMMON LINE BETWEEN LOTS 338 AND 301; THENCE SOUTH 0° 00' 30" WEST 29.84 FEET TO THE POINT OF BEGINNING.

Parcel ID: 1220-09-810-049

Commonly known as 1399 Marlette Circle, Gardnerville, NV 89460
However, by showing this address no additional coverage is provided

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a. 122009810049
 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. a. Total Value/Sales Price of Property: \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) \$ 0.00
 c. Transfer Tax Value \$ _____
 d. 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: Correcting vesting without consideration

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 Grantee

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

Print Name: Edward Michael Rubio Jr. and
Claudia C. Rubio
 Address: _____
1399 Marlette Circle
Gardnerville, NV 89460
 City, State, Zip _____

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

Print Name: Edward Michael Rubio Jr. and
Claudia Christine Rubio
 Address: _____
1399 Marlette Circle
Gardnerville, NV 89460
 City, State, Zip _____

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

Print Name: Fidelity National Title Agency of Nevada, Inc. Escrow No.: 00122350-007-NT3
 Address: 736 W. Pioneer Blvd., Suite 101
 City, State, Zip: Mesquite, NV 89027

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED