

DOUGLAS COUNTY, NV **2021-974963**  
RPTT:\$2271.75 Rec:\$40.00  
\$2,311.75 Pgs=4 10/01/2021 12:30 PM  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1420-07-215-025
<b>R.P.T.T.</b>	\$2,271.75
<b>File No.:</b>	1375275 MLM
<b>Recording Requested By:</b>	
<b>Stewart Title Company</b>	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Gabriel A. Sandoval Trust U/A Dtd.May 23, 2013	
18428 Twin Creeks Rd.	
Monte Sereno, CA 95030	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Richard Hughes (who acquired title as **Richard Hughes, who erroneously took title as Richard Huges Trustee of the Richard Hughes Revocable 2004 Trust, dated January 13, 2004**

for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to

**Gabriel A. Sandoval, as Trustee of The Gabriel A. Sandoval Trust U/A Dtd.May 23, 2013,**

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.

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: September 29, 2021

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



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of Stanislaus )

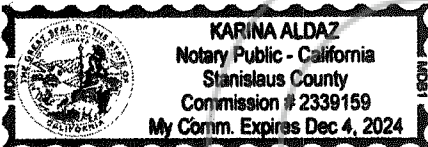
On September 29, 2021 before me, Karina Aldaz, Notary Public -----  
Date Here Insert Name and Title of the Officer

personally appeared RICHARD HUGHES-----  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: GRANT, BARGAIN AND SALE DEED Document Date: SEPT. 29, 2021  
Number of Pages: \_\_\_\_\_ Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
 Corporate Officer — Title(s): \_\_\_\_\_  
 Partner —  Limited  General  
 Individual  Attorney in Fact  
 Trustee  Guardian or Conservator  
 Other: \_\_\_\_\_  
Signer Is Representing: \_\_\_\_\_

## EXHIBIT "A" LEGAL DESCRIPTION

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

**PARCEL 1:**

Lot 25, as set forth on the Final Map LDA 97-1007-8 for VALLEY VISTA ESTATES PHASE 7, recorded in the office of the Douglas County Recorder, State of Nevada on October 20, 2006 in Book 1006, Page 7712 as Document No. 686969 and Certificate of Amendment recorded on January 2, 2007 in Book 107, Page 26 as Document No. 691901, Official Records.

**PARCEL 2:**

A non-exclusive easement for drainage and the construction, use, maintenance, replacement and repair of a drainage and/or detention basin and facilities as granted by a Drainage Easement Agreement recorded October 27, 2011 in Book 1011, Page 4775 as Document No. 791544, Official Records.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1420-07-215-025  
 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  
 Other \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 582,500.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 582,500.00  
 d. Real Property Transfer Tax Due                                \$ 2,271.75

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 [Signature] Capacity \_\_\_\_\_ Escrow Agent \_\_\_\_\_  
 Signature [Signature] Capacity \_\_\_\_\_ Escrow Agent \_\_\_\_\_

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Richard Hughes, Trustee of the Richard Hughes Revocable 2004 Trust, dated January 13, 2004  
 Address: 7008 Hye Park Dr.  
 City: Modesto  
 State: CA Zip: 95356

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Gabriel A. Sandoval, Trustee of Gabriel A. Sandoval, as Trustee of The Gabriel A. Sandoval Trust U/A Dtd. May 23, 2013  
 Address: 18428 Twin Creeks Rd.  
 City: Monte Sereno  
 State: CA Zip: 95030

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1375275 MLM  
 Address: 5390 Kietzke Ln., Suite 101  
 City: Reno State: NV Zip: 89511