

DOUGLAS COUNTY, NV **2021-975150**  
RPTT:\$1462.50 Rec:\$40.00  
\$1,502.50 Pgs=2 10/06/2021 02:01 PM  
TICOR TITLE - RENO (MAIN)  
KAREN ELLISON, RECORDER

WHEN RECORDED MAIL TO:  
Juan Pedroza  
665 Long Valley Road  
Gardnerville, NV 89460

MAIL TAX STATEMENTS TO:  
Same as Above

Escrow No. 2105759-KA

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.: 1220-22-310-143  
R.P.T.T. \$1,462.50

SPACE ABOVE FOR RECORDER'S USE ONLY

**GRANT, BARGAIN, SALE DEED**

**THIS INDENTURE WITNESSETH:** That Cassandra Dybvig, Special Administrator of The Estate of Sharon Lee Mistak, Deceased pursuant to Case No. 2021-PB-00078

**FOR A VALUABLE CONSIDERATION,** receipt of which is hereby acknowledged, do/does hereby Grant, Bargain, Sell and Convey to Juan Pedroza, an unmarried man

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.

The Estate of Sharon Lee Mistak, Deceased


Cassandra Dybvig  
By: Cassandra Dybvig, Special Administrator

STATE OF NEVADA  
COUNTY OF WASHOE

} ss:

This instrument was acknowledged before me on , Oct. 5, 2021  
by Cassandra Dybvig

Kara Anderson  
NOTARY PUBLIC

 **KARA ANDERSON**  
Notary Public - State of Nevada  
Appointment Recorded in Washoe County  
No: 13-8747-2 - Expires December 20, 2024

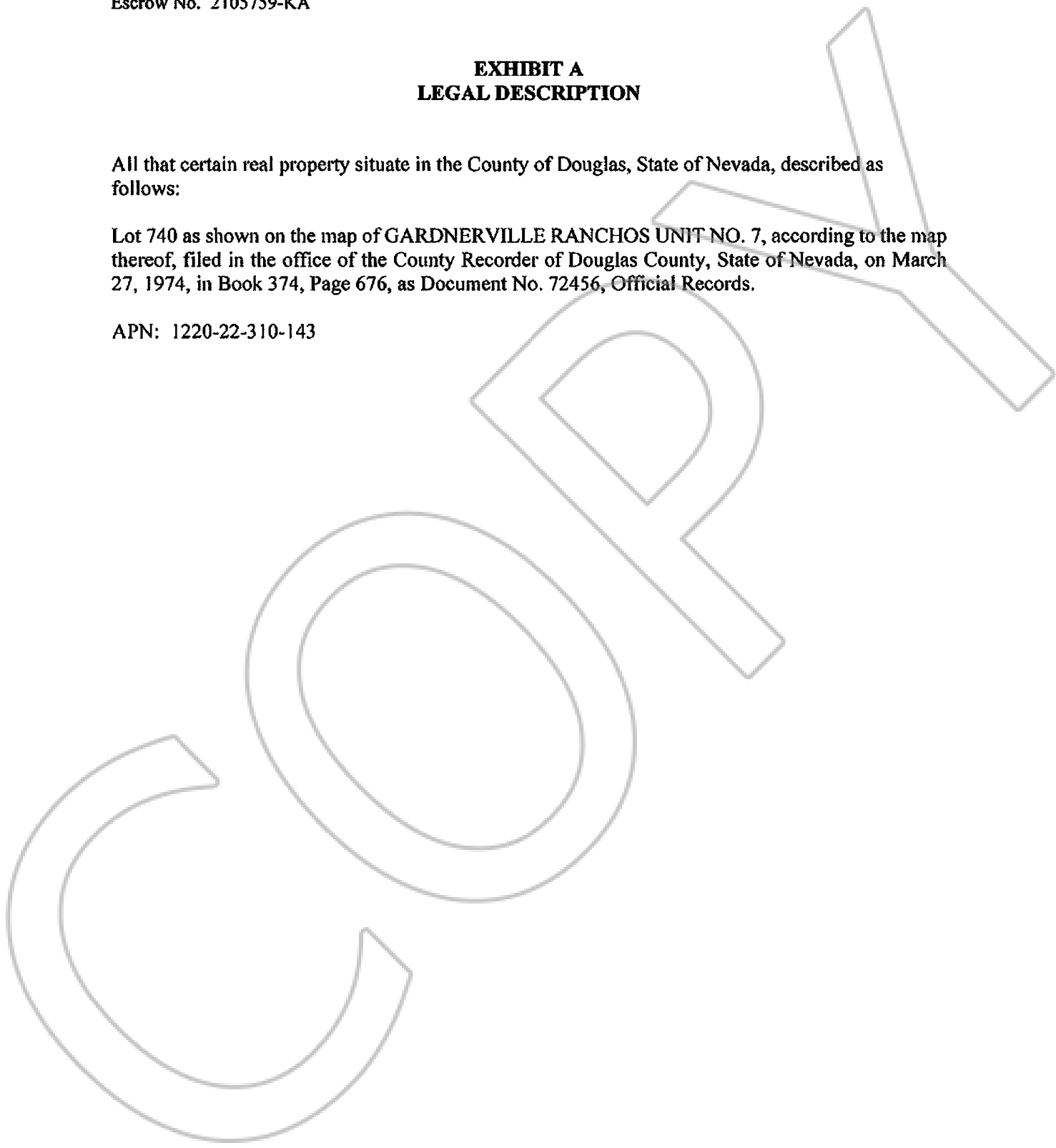
Escrow No. 2105759-KA

**EXHIBIT A  
LEGAL DESCRIPTION**

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

Lot 740 as shown on the map of GARDNERVILLE RANCHOS UNIT NO. 7, according to the map thereof, filed in the office of the County Recorder of Douglas County, State of Nevada, on March 27, 1974, in Book 374, Page 676, as Document No. 72456, Official Records.

APN: 1220-22-310-143



Vertical text along the right edge of the page, likely a page number or document identifier.

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a. 1220-22-310-143  
 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 \_\_\_\_\_

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

3. a. Total Value/Sales Price of Property:                      \$ 375,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    \$ \_\_\_\_\_  
 c. Transfer Tax Value    \$ 375,000.00  
 d. Real Property Transfer Tax Due:                                \$ 1,462.50

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

5. Partial Interest: Percentage being transferred: \_\_\_\_\_ %

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 <u>Cassandra Dybvig</u>	Capacity <u>Grantor</u>
Signature <u>Juan Pedroza</u>	Capacity <u>Grantee</u>

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: Cassandra Dybvig, Special Administrator of The Estate of Sharon Lee Mistak, Deceased  
 Address: 2917 Silverado Creek Dr.  
 City: Reno  
 State: NV Zip: 89523

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Juan Pedroza  
 Address: 665 Long Valley Rd.  
 City: Gardnerville  
 State: NV Zip: 89460

**COMPANY/PERSON REQUESTING RECORDING (Required if not Seller or Buyer)**  
 Print Name: Ticor Title of Nevada, Inc. Escrow No.: 02105759-001-KA  
 Address: 5441 Kietzke Lane, Suite 100  
 City, State, Zip: Reno, NV 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED