

DOUGLAS COUNTY, NV **2021-975950**
RPTT:\$1170.00 Rec:\$40.00
\$1,210.00 Pgs=2 **10/25/2021 10:34 AM**
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-718-009
R.P.T.T.	\$1,170.00
File No.:	1374262 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Everth Dennis Sarmiento and Brenda Carolina Sarmiento	
912 Garnet Court	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That Vicki C. Petrick, Executrix of the Estate of Michael Bartlett Thinker, deceased pursuant to Order to Confirm Sale of Real Property filed in the Ninth Judicial District Court of The State of Nevada in and for the County of Douglas, Case No. 21-PB-00080, being recorded concurrently herewith for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Everth Dennis Sarmiento and Brenda Carolina Sarmiento, husband and wife as joint tenants with right of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

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

Lot 75 as shown on the Official Map of RIDGEVIEW ESTATES, filed for record in the office of the County Recorder of Douglas County, State of Nevada, on December 27, 1972, in Book 1272, Page 690, as Document No. 63503, Official Records.

***SUBJECT TO:**

1. Taxes for the fiscal year;
2. Reservations, restrictions, conditions, rights, rights of way and easements, if any of record on said premises.

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: 10/22/2021

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

The Estate of Michael Bartlett Thinker

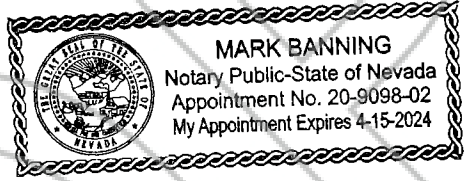
By: Vicki C. Petrick
Vicki C. Petrick, Executrix

State of Nevada)
) ss
County of Carson City)

This instrument was acknowledged before me on the 22nd day of October, 2021
By: Vicki C. Petrick as Executrix of The Estate of
Michael Bartlett Thinker

Signature: Mark Banning
Notary Public

My Commission Expires: 4-15-2024



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-718-009
 b) _____
 c) _____
 d) _____

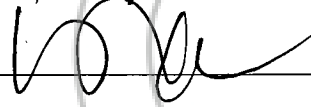
2. Type of Property:
 a. Vacant Land b. Single Fam. Res.
 c. Condo/Twnhse d. 2-4 Plex
 e. Apt. Bldg. f. Comm'l/Ind'l
 g. Agricultural h. Mobile Home
 Other _____

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

3. a. Total Value/Sales Price of Property \$ 300,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 300,000.00
 d. Real Property Transfer Tax Due \$ 1,170.00

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  Capacity _____ Escrow _____
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: The Estate of Michael Bartlett Thinker
 Address: 460 Parkhill Dr.
 City: Carson City
 State: NV Zip: 89701

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Everth Dennis Sarmiento and Brenda Carolina Sarmiento
 Address: 912 Garnet Court
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1374262 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED