

DOUGLAS COUNTY, NV **2021-976391**
RPTT:\$2164.50 Rec:\$40.00
\$2,204.50 Pgs=2 11/01/2021 01:27 PM
STEWART TITLE COMPANY - NV
KAREN ELLISON, RECORDER

A.P.N. No.:	1420-07-215-026
R.P.T.T.	\$2,164.50
File No.:	1395042 MLC
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Nelson Quintanilla and Martha Quintanilla	
884 Tourmaline Dr.	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That

Alfred Rodriguez and Julia L. Rodriguez, husband and wife

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

Nelson Quintanilla and Martha Quintanilla, 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:

PARCEL 1:

Lot 26, 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 facilities and necessary appurtenances, in a Drainage Easement Agreement recorded October 27, 2011 in Book 1011, Page 4775 as Document No. 791544, Official Records.

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: 10-27-2021

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

Alfred Rodriguez
Alfred Rodriguez

Julia L. Rodriguez
Julia L. Rodriguez

State of California)
) ss
County of Stanislaus)

This instrument was acknowledged before me on the 27th day of October, 2021
By: Alfred Rodriguez and Julia L. Rodriguez

Signature: Kathy Hansen
Notary Public

My Commission Expires: Nov 4 2023.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-07-215-026
 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'/'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 \$ 555,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 c. Transfer Tax Value: \$ 555,000.00
 d. Real Property Transfer Tax Due \$ 2,164.50

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

5. Partial Interest: Percentage being transferred: 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 _____ Capacity _____ Grantor _____
 Signature [Handwritten Signature] Capacity _____ Grantee _____

SELLER (GRANTOR) INFORMATION
(REQUIRED)

Print Name: Alfred Rodriguez and Julia L. Rodriguez
 Address: 1048 Mady Way
 City: Hickman
 State: CA Zip: 95323

BUYER (GRANTEE) INFORMATION
(REQUIRED)

Print Name: Nelson Quintanilla and Martha Quintanilla
 Address: 884 Tourmaline Dr.
 City: Carson City
 State: NV Zip: 89704

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

Print Name: Stewart Title Company Escrow # 1395042 MLC
 Address: 5390 Kietzke Ln., Suite 101
 City: Reno State: NV Zip: 89511

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED