

A.P.N. No.:	1420-18-214-080
R.P.T.T.	\$ 0.00
File No.:	1374732 KDJ
Recording Requested By:	
Stewart Title Company	
Mail Tax Statements To:	<i>Same as below</i>
When Recorded Mail To:	
Javier Cruz Martinez	
884 Coloma Drive	
Carson City, NV 89705	

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Javier Cruz Martinez, a married man as his sole and separate property** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Javier Cruz Martinez, a married man as his sole and separate property and Mirian Cruz Ponce, a single woman, joint tenancy with right of survivorship**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

The land referred to herein is situated in the State of Nevada, County of Douglas, described as follows:

Lot 128, Block F, as shown on the Official Map of SILVERADO HEIGHTS SUBDIVISION, filed for record in the Office of the County Recorder of Douglas County, Nevada, on September 18, 1978, as Document No. 25326, and Certificate of Amendment of the final plat of said subdivision recorded August 23, 1978, in Book 879 of official Records at Page 1725, Douglas County Nevada, as Document No. 35885, and Certificated of Amendment of the final Plat of said subdivision recorded October 13, 1979, in Book 1079 of Official Records, at Page 1039, Douglas County, Nevada, as Document No. 37638.

***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: 10/25/2021

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

Javier Cruz Martinez

Javier Cruz Martinez

State of Nevada)
County of ~~Douglas~~ ^{Carson}) ss

This instrument was acknowledged before me on the 25th day of October, 2021
By: **Javier Cruz Martinez**

Signature: *Lisa Voelka*
Notary Public

Lisa Voelka
My Commission Expires: 5/31/22



COOPER

**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1420-18-214-080
 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 \$ _____
 b. Deed in Lieu of Foreclosure Only (value of property) (_____)
 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 5
 b. Explain Reason for Exemption: Father Deeding Daughter onto title 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 Escrow.
 Signature _____ Capacity _____

SELLER (GRANTOR) INFORMATION (REQUIRED)
 Print Name: Javier Cruz Martinez
 Address: 884 Coloma Drive
 City: Carson City
 State: NV Zip: 89705

BUYER (GRANTEE) INFORMATION (REQUIRED)
 Print Name: Javier Cruz Martinez and Mirian Cruz Ponce
 Address: 884 Coloma Drive
 City: Carson City
 State: NV Zip: 89705

COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)
 Print Name: Stewart Title Company Escrow # 1374732 KDJ
 Address: 2310 S. Carson Street, Suite 5A
 City: Carson City State: NV Zip: 89701