

DOUGLAS COUNTY, NV **2021-976447**  
RPTT:\$1599.00 Rec:\$40.00  
\$1,639.00 Pgs=2 11/02/2021 12:48 PM  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1420-07-410-016
<b>R.P.T.T.</b>	\$1,599.00
<b>File No.:</b>	1438534 KDJ/BB
<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>	
Randy Madruga	
3445 Agate Court	
Carson City, NV 89705	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Daniel T. Esquivel and Regina G. Esquivel, husband and wife, as joint tenants** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Randy Madruga, an unmarried man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

That portion of the Southwest 1/4 of Section 7, Township 14 North, Range 20 East, M.D.B. & M. in the County of Douglas, State of Nevada, being more particularly described as follows:

That portion of Lot 15, Block C, as said lot is shown on the Final Map for VISTA GRANDE UNIT 2 which was recorded in Book 97 at Page 695 as Instrument No. 58273 in the Official Records of said Douglas County, described as follows:

Beginning at the most Easterly corner of said Lot 15, Block C, said corner being on the Southwesterly right-of-way line of Agate Court; thence Southwesterly along the Southeasterly line of said Lot 15 S. 49°58'45" W., 195.60 feet; thence N. 43°10'38" W., 126.72 feet to a point on the Northwesterly line of said Lot 15; thence Northeasterly along said Northwesterly line N. 45°46'36" E., 172.06 feet to the most Northerly corner of said Lot 15, said corner being on the Southwesterly right-of-way line of Agate Court, said right-of-way line being a curve concave to the Northeast and having a radius of 50.00 feet, a radial line through said corner bears S. 45°33'30" W; thence Southeasterly along said curve through a central angle of 50°03'53" an arc distance of 43.69 feet to a point of reversing curvature, a radial line through said point bears N. 04°30'24" W., said reversing curve being concave to the Southwest and having a radius of 15.00 feet; thence Southeasterly along said curve through a central angle of 52°01'13" an arc distance of 13.62 feet; thence S. 42°29'11" E., 90.81 feet to the Point of Beginning.

NOTE: The above metes and bounds description appeared previously in that certain Adjustment to Legal Description Grant, Bargain, Sale Deed recorded in the office of the County Recorder of Douglas County, Nevada on September 27, 2021, as Document No. 2021-974639 of 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.

SIGNATURES AND NOTARY ON PAGE 2

THIS GRANT BARGAIN SALE DEED MAY BE SIGNED IN COUNTERPART.

Dated: 11/2/2021

Daniel T. Esquivel  
Daniel T. Esquivel

Regina G. Esquivel  
Regina G. Esquivel

State of Nevada )  
County of Carson City ) ss

This instrument was acknowledged before me on the 2nd day of November, 2021  
By: Daniel T. Esquivel and Regina G. Esquivel.

Signature: [Signature]  
Notary Public  
Stephanie Munoz

My Commission Expires: 10/24/2023



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

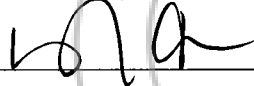
1. Assessor Parcel Number(s)  
 a) 1420-07-410-016  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_
2. Type of Property:  
 a.  Vacant Land                      b.  Single Fam. Res.  
 c.  Condo/Twnhse                    d.  2-4 Plex  
 e.  Apt. Bldg.                         f.  Comm'l/Ind'l  
 g.  Agricultural                      h.  Mobile Home  
 Other \_\_\_\_\_

**FOR RECORDERS OPTIONAL USE ONLY**  
 Book \_\_\_\_\_ Page: \_\_\_\_\_  
 Date of Recording: \_\_\_\_\_  
 Notes: \_\_\_\_\_

3. a. Total Value/Sales Price of Property                      \$ 410,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)    ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 410,000.00  
 d. Real Property Transfer Tax Due                              \$ 1,599.00

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: Daniel T. Esquivel and Regina G. Esquivel  
 Address: 3431 Vista Grande Blvd  
 City: Carson City  
 State: NV Zip: 89705

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Randy Madruga  
 Address: 3445 Agate Court  
 City: Carson City  
 State: NV Zip: 89705

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company Escrow # 1438534 KDJ/BB  
 Address: 2310 S. Carson Street, Suite 5A  
 City: Carson City State: NV Zip: 89701

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED