

DOUGLAS COUNTY, NV

2021-977061

RPTT:\$0.00 Rec:\$40.00

\$40.00 Pgs=2

11/15/2021 03:55 PM

FIRST CENTENNIAL - RENO (MAIN OFFICE)

KAREN ELLISON, RECORDER

E05

APN: 1318-23-811-020

R.P.T.T.: \$0.00

Escrow No.: 21021141-CD

When Recorded Return To:

Patricia Duenas

257 Jacaranda Dr

Hayward, CA 94544

Mail Tax Statements to:

Patricia Duenas

SPACE ABOVE FOR RECORDER'S USE

**DEED**

THIS INDENTURE WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, James Dueñas, spouse of the grantee herein, do(es) hereby Grant, Bargain Sell and convey to Patricia Duenas, a married woman as her sole and separate property all that real property situate in the City of Stateline, County of Douglas, State of Nevada, described as follows:

Lot 27, in Block H, of First Addition to Kingsbury Meadows Subdivision, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, on July 17th, 1957, IN Book 1, Page 83, Document No. 12441.

Assessors Parcel No.: 1318-23-811-020

It is the intent of Grantor herein to divest himself of any right, title and interest in and to the above described real property including any community property interest.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances thereunto belonging to in anywise appertaining.

SPACE BELOW FOR RECORDER

Dated this 10 day of November, 2021.

BY: James Dueñas  
James Dueñas

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the documents to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

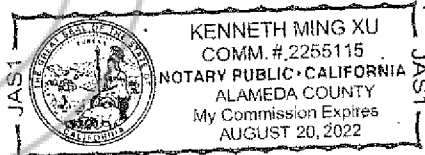
STATE OF CALIFORNIA  
COUNTY OF Alameda

On 11/10/2021, 20[ ], before me, Kenneth Ming Xu (Notary Name), personally appeared Roderick James Dueñas, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons or the entity upon behalf of which the persons acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of the California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

[Signature]  
NOTARY PUBLIC



SPACE BELOW FOR RECORDER

**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1318-23-811-020  
 b) \_\_\_\_\_  
 c) \_\_\_\_\_  
 d) \_\_\_\_\_

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

FOR RECORDER'S OPTIONAL USE ONLY	
Document/Instrument No.:	_____
Book _____	Page _____
Date of Recording:	_____
Notes:	_____

3. a. Total Value/Sale Price of Property: \$ \_\_\_\_\_  
 b. Deed in Lieu of Foreclosure Only (value of property) \$ \_\_\_\_\_  
 c. Transfer Tax Value: \$ \_\_\_\_\_  
 d. Real Property Transfer Tax Due: \$0 \_\_\_\_\_

4. **IF EXEMPTION CLAIMED:**

- a. Transfer Tax Exemption, per NRS 375.090, Section: 5  
 b. Explain Reason for Exemption: 1st degree consanguinity or affinity - spouses, without consideration

5. Partial Interest: Percentage Being Transferred: 100.00%

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 the 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: Grantor  
 Signature: \_\_\_\_\_ Capacity: Grantee

**SELLER (GRANTOR) INFORMATION**  
(REQUIRED)

**BUYER (GRANTEE) INFORMATION**  
(REQUIRED)

Print Name: James Duenas  
 Address: 257 Jacaranda Dr  
 City: Hayward  
 State: CA Zip: 94544

Print Name: Patricia Duenas, a married woman as her sole and separate property  
 Address: 257 Jacaranda Dr  
 City: Hayward  
 State: CA Zip: 94544

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

Print Name: First Centennial Title Company of Nevada Esc. #: 21021141-CD-004-12  
 Address: 3700 Lakeside Dr, Ste 110  
 City: Reno State: NV Zip: 89509

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED