

DOUGLAS COUNTY, NV **2021-978440**  
RPTT:\$1365.00 Rec:\$40.00  
\$1,405.00 Pgs=2 12/15/2021 03:43 PM  
STEWART TITLE COMPANY - NV  
KAREN ELLISON, RECORDER

<b>A.P.N. No.:</b>	1419-01-701-023
<b>R.P.T.T.</b>	\$1,365.00
<b>File No.:</b>	1485857
<b>Recording Requested By:</b>	
Stewart Title Company	
<b>Mail Tax Statements To:</b>	<i>Same as below</i>
<b>When Recorded Mail To:</b>	
Cesar P. Banda	
P.O. Box 21032	
Carson City, NV 89721	

## GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: That **Thomas Esquivel and Bernadette R. Esquivel, Trustees of The Thomas and Bernadette Esquivel Revocable Family Trust dated September 4, 2015** for valuable consideration, the receipt of which is hereby acknowledged, does hereby Grant, Bargain, Sell and Convey to **Cesar P. Banda, a single man**, all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

All that real property situate in the County of Douglas, State of Nevada, described as follows:  
Being a portion of the East 1/2 of the Southeast 1/4 of Section 1, Township 14 North, Range 19 East, M.D.B.&M., further described as follows:

Parcel D, as shown on Parcel Map for SAMUEL P. & GENEVIEVE R. KLOBAS, filed for record December 2, 1974, in Book 1274, at Page 3, as Document No. 76700, Official Records of Douglas County, State of Nevada.

**\*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: Dec. 13, 2021

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

The Thomas and Bernadette Esquivel Revocable Family Trust dated September 4, 2015

By [Signature] Trustee  
Thomas Esquivel, Trustee

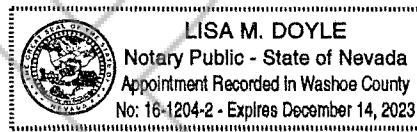
By [Signature] Trustee  
Bernadette R. Esquivel, Trustee

State of Nevada )  
County of Washoe ) ss

This instrument was acknowledged before me on the 13<sup>th</sup> day of December, 2021  
By: Thomas Esquivel and Bernadette R. Esquivel as Trustees of The Thomas and Bernadette Esquivel Revocable Family Trust dated September 4, 2015

Signature: [Signature]  
Notary Public

My Commission Expires: 12.14.2023



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)  
 a) 1419-01-701-023  
 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 \_\_\_\_\_

<b>FOR RECORDERS OPTIONAL USE ONLY</b>	
Book _____	Page: _____
Date of Recording: _____	
Notes: _____	

3. a. Total Value/Sales Price of Property                      \$ 350,000.00  
 b. Deed in Lieu of Foreclosure Only (value of property)                      ( \_\_\_\_\_ )  
 c. Transfer Tax Value:    \$ 350,000.00  
 d. Real Property Transfer Tax Due                                      \$ 1,365.00

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 Bernadette H. Esquivel                      Capacity                      Grantor  
 Signature [Signature]                      Capacity                      Grantee

**SELLER (GRANTOR) INFORMATION**  
**(REQUIRED)**  
 Print Name: The Thomas and Bernadette Esquivel  
 Revocable Family Trust dated  
 September 4, 2015  
 Address: PO Box 11907  
 City: Zephyr Cove  
 State: NV                      Zip: 89448

**BUYER (GRANTEE) INFORMATION**  
**(REQUIRED)**  
 Print Name: Cesar P. Banda  
 Address: P.O. Box 21032  
 City: Carson City  
 State: NV                      Zip: 89721

**COMPANY/PERSON REQUESTING RECORDING (required if not seller or buyer)**  
 Print Name: Stewart Title Company                      Escrow # 1485857  
 Address: 5470 Kietzke Ln., Suite 230  
 City: Reno                      State: NV                      Zip: 89511