



KAREN ELLISON, RECORDER E04

APN: 1220-21-610-051

RECORDING REQUESTED BY:

Benito Graciano & Leticia Graciano
 731 Bluerock Rd.
 Gardnerville, NV 89460

AFTER RECORDATION, RETURN BY MAIL TO:

Benito Graciano & Leticia Graciano
 731 Bluerock Rd.
 Gardnerville, NV 89460

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: On this 16th day of December, 2021, MIGUEL DUARTE and LILIANA DUARTE, husband and wife, do hereby Grant, Bargain, Sell and Convey their undivided 50% interest to BENITO GRACIANO and LETICIA GRACIANO, husband and wife as joint tenants with right of survivorship, and to the heirs and assigns of such Grantees forever, their interest in all that real property situated in the County of Douglas, State of Nevada, bounded and described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements now of record, if any. TOGETHER with all and singular the tenements, hereditaments and appurtenances now of record, if any.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Miguel Duarte
 Miguel Duarte

Liliana Duarte
 Liliana Duarte

STATE OF NEVADA)
) ss.
 COUNTY OF DOUGLAS)

This instrument was acknowledged before me on the 16th day of December, 2021, by Miguel Duarte and Liliana Duarte

Graciano

[Signature]
 Notary Public

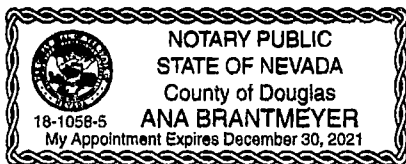
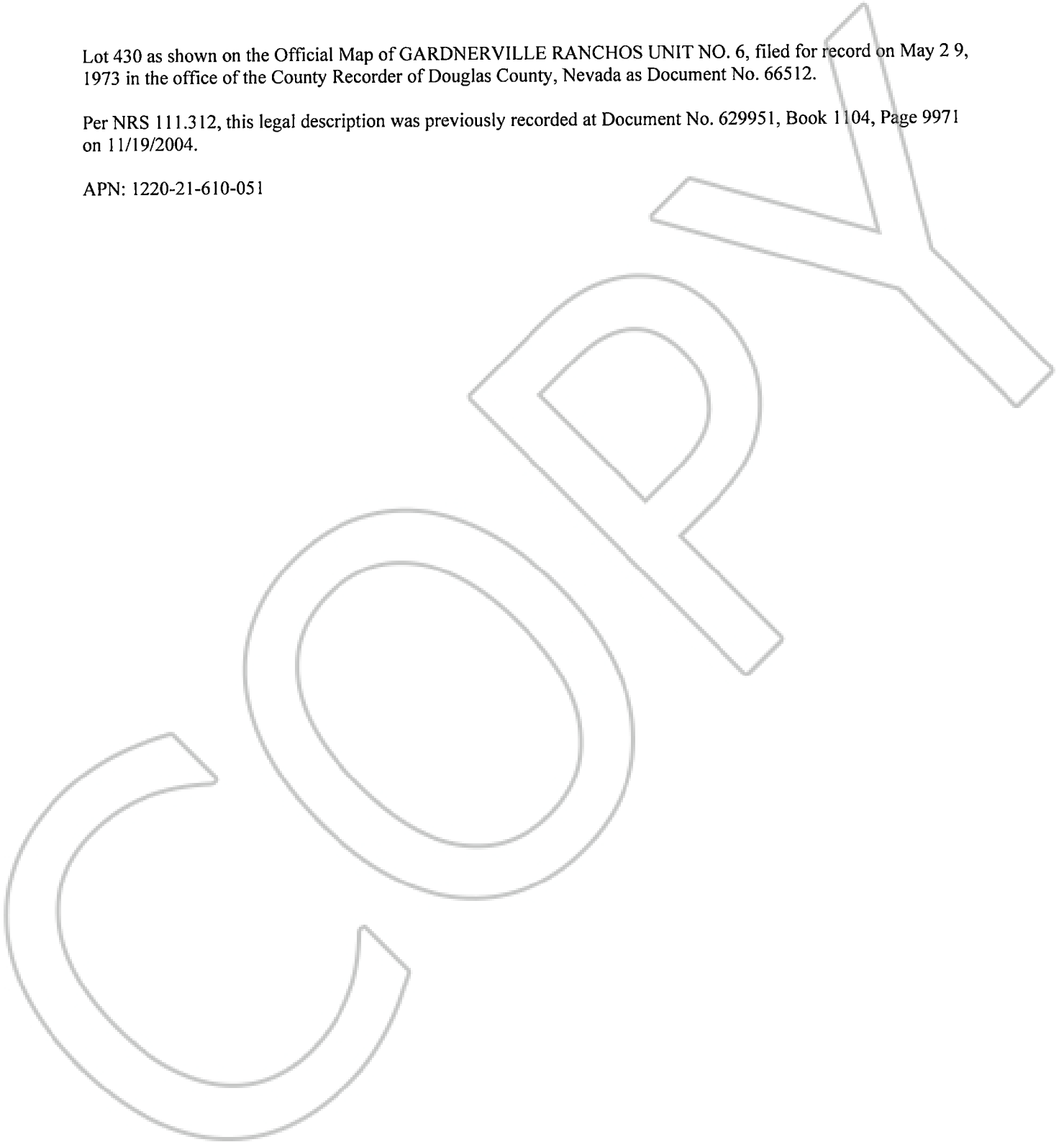


EXHIBIT "A"

Lot 430 as shown on the Official Map of GARDNERVILLE RANCHOS UNIT NO. 6, filed for record on May 29, 1973 in the office of the County Recorder of Douglas County, Nevada as Document No. 66512.

Per NRS 111.312, this legal description was previously recorded at Document No. 629951, Book 1104, Page 9971 on 11/19/2004.

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STATE OF NEVADA
DECLARATION OF VALUE

1. Assessor Parcel Number(s)
 a) 1220-21-610-051
 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
 i) Other _____

FOR RECORDERS OPTIONAL USE ONLY	
BOOK _____	PAGE _____
DATE OF RECORDING: _____	
NOTES: <u>Doc # 629951</u>	

3. Total Value/Sales Price of Property: \$ _____
 Deed in Lieu of Foreclosure Only (value of property) (_____
 Transfer Tax Value: \$ _____
 Real Property Transfer Tax Due: \$ _____

4. If Exemption Claimed:
 a. Transfer Tax Exemption per NRS 375.090, Section # 4
 b. Explain Reason for Exemption: Transferring to remaining joint tenant without consideration

5. Partial Interest: Percentage being transferred: 50.00 %

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 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 Miguel Duarte Capacity _____ Grantor
 Signature Liliana Duarte Capacity _____ Grantor

SELLER (GRANTOR) INFORMATION
(REQUIRED)
 Print Name: Miguel Duarte & Liliana Duarte
 Address: 968 Starlight Ct.
 City: Gardnerville
 State: NV Zip: 89460

BUYER (GRANTEE) INFORMATION
(REQUIRED)
 Print Name: Benito Graciano & Leticia Graciano
 Address: 731 Bluerock Rd.
 City: Gardnerville
 State: NV Zip: 89460

COMPANY/PERSON REQUESTING RECORDING
(required if not the seller or buyer)
 Print Name: _____ Escrow # _____
 Address: _____
 City: _____ State: _____ Zip: _____

(AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED)