

DOUGLAS COUNTY, NV **2021-978705**
RPTT:\$1755.00 Rec:\$40.00
\$1,795.00 Pgs=2 **12/21/2021 09:13 AM**
FIRST CENTENNIAL - RENO (MAIN OFFICE)
KAREN ELLISON, RECORDER

APN: 1220-27-110-005
R.P.T.T.: \$1,755.00
Escrow No.: 21023951-COM
When Recorded Return To:
Luis H Moreno
1408 Mary Jo Drive
Gardnerville, NV 89460

Mail Tax Statements to:
Luis H Moreno
1408 Mary Jo Drive
Gardnerville, NV 89460

SPACE ABOVE FOR RECORDER'S USE

GRANT, BARGAIN, SALE DEED

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Victor Szanto and Evey Szanto, Trustees of The Victor & Evey Szanto Revocable Trust, dated May 17, 2004

do(es) hereby Grant, Bargain, Sell and Convey to

Luis H Moreno, an unmarried man

all that real property situated in the Town of Gardnerville, County of Douglas, State of Nevada, described as follows:

Lot 255, of Gardnerville Ranchos Subdivision, Phase 7, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on March 27th, 1974, as Document No. 72456.

Assessors Parcel No.: 1220-27-110-005

Together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

Dated this 13th day of December, 2021.

The Victor & Evye Szanto Revocable Trust

BY: [Signature]
Victor Szanto
Trustee

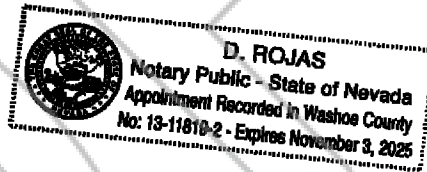
BY: [Signature]
Evye Szanto
Trustee

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 13th day of December, 2021 by Victor Szanto, as Trustee and Evye Szanto, as Trustee of The Victor & Evye Szanto Revocable Trust.

[Signature]
Notary Public



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-27-110-005
 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: \$450,000.00
 b. Deed In Lieu of Foreclosure Only (value of property) (\$0.00)
 c. Transfer Tax Value: \$450,000.00
 d. Real Property Transfer Tax Due: \$1,755.00

4. **IF EXEMPTION CLAIMED:**
 a. Transfer Tax Exemption, per NRS 375.090, Section: _____
 b. Explain Reason for Exemption: _____

5. Partial Interest: Percentage Being Transferred: 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)**
 Victor Szanto and Evey Szanto, Trustees
 of The Victor & Evey Szanto Revocable
 Print Name: Trust
 Address: 1728 US Highway 50
 City: Glenbrook
 State: NV Zip: 89413

**BUYER (GRANTEE) INFORMATION
(REQUIRED)**
 Print Name: Luis H. Moreno
 Address: 1408 Mary Jo Drive
 City: Gardnerville
 State: Nevada Zip: 89460

COMPANY/PERSON REQUESTING RECORDING (Required if not seller or buyer)
 Print Name: First Centennial Title Company of Nevada Esc. #: 21023951-COM
 Address: 1450 Ridgeview Dr, Ste 100
 City: Reno State: NV Zip: 89519