

DOUGLAS COUNTY, NV **2022-981080**  
RPTT:\$1591.20 Rec:\$40.00  
\$1,631.20 Pgs=2 **02/11/2022 11:26 AM**  
FIRST CENTENNIAL - RENO (MAIN OFFICE)  
KAREN ELLISON, RECORDER

APN: 1420-07-617-006  
**R.P.T.T.:** \$1,591.20  
Escrow No.: 22025075-LS  
When Recorded Return To:  
Jessie Castellanos, Jr.  
3560 Onyx Court  
Carson City, NV 89705

Mail Tax Statements to:  
Jessie Castellanos, Jr.  
3560 Onyx Court  
Carson City, NV 89705

SPACE ABOVE FOR RECORDER'S USE

### **GRANT, BARGAIN, SALE DEED**

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**Kerry Benson, a single man**

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

**Jessie Castellanos, Jr., a single man**


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

Lot 45, of Highland Estates, Phase 1, according to the map thereof, filed in the Office of the County Recorder of Douglas County, Nevada, recorded on July 26th, 1977, as Document No. 11379.

Assessors Parcel No.: 1420-07-617-006

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

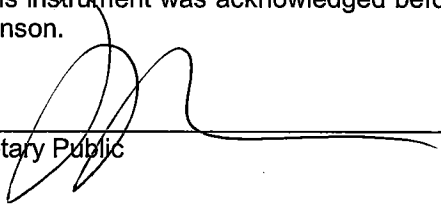
Dated this 8<sup>th</sup> day of February, 2022.

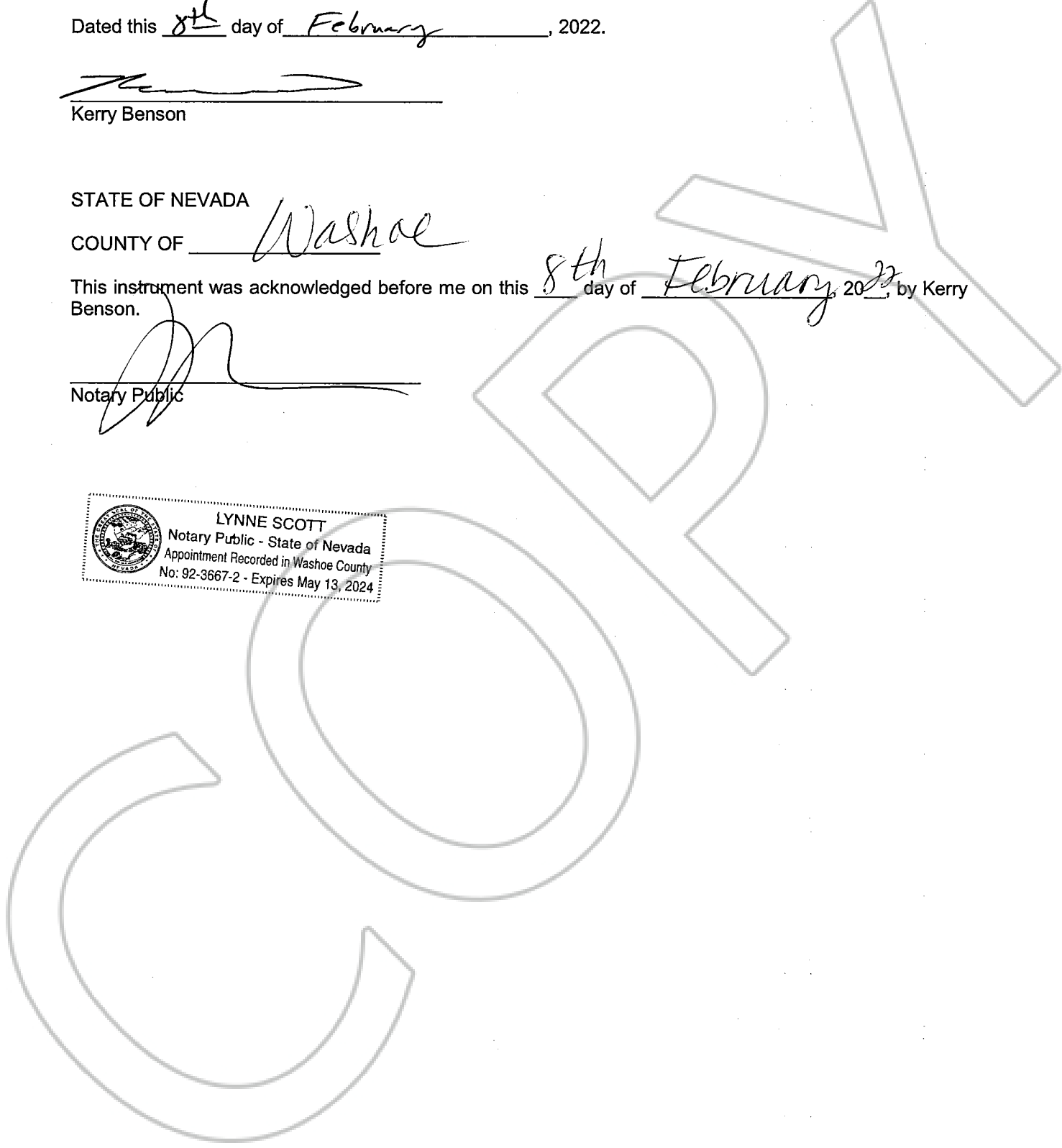
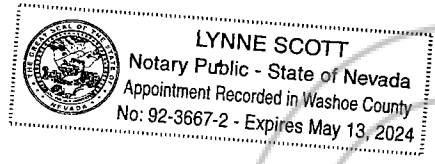
  
Kerry Benson

STATE OF NEVADA

COUNTY OF Washoe

This instrument was acknowledged before me on this 8<sup>th</sup> day of February, 2022, by Kerry Benson.

  
Notary Public



**STATE OF NEVADA  
DECLARATION OF VALUE FORM**

- 1. Assessor Parcel Number(s)
  - a) 1420-07-617-006
  - 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: \_\_\_\_\_

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

- 3. a. Total Value/Sale Price of Property: \$408,000.00
- b. Deed in Lieu of Foreclosure Only (value of property) (\$0.00)
- c. Transfer Tax Value: \$408,000.00
- d. Real Property Transfer Tax Due: \$1,591.20

- 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: Kerry Benson Capacity: Grantor  
 Signature: J Nichols - Agent Capacity: Grantee

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

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

Print Name: Kerry Benson  
 Address: PO BOX 4628  
 City: Carson City  
 State: NV Zip: 89702

Print Name: Jessie Castellanos, Jr.  
 Address: 3560 Onyx Court  
 City: Carson City  
 State: Nevada Zip: 89705

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

Print Name: First Centennial Title Company of Nevada Esc. #: 22025075-LS  
 Address: 500 Damonte Ranch Pkwy, Ste 820  
 City: Reno State: NV Zip: 89521

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED