

DOUGLAS COUNTY, NV
RPTT:\$1794.00 Rec:\$40.00
\$1,834.00 Pgs=3
ARCHER TITLE AND ESCROW
KAREN ELLISON, RECORDER

2022-983220

03/31/2022 03:01 PM

APN: 1220-22-410-024

Escrow No. NH-726

Mail Tax Statements To:

Ismael C. Ruiz

Candace Lynn Schrader

643 Long Valley Road

Gardnerville, NV 89460

After Recording Return To

Ismael C. Ruiz

Candace Lynn Schrader

643 Long Valley Road

Gardnerville, NV 89460

RPTT \$1,794.00

Space Above This Line for Recorder's Use

GRANT, BARGAIN, SALE DEED

THIS INDENTURE WITNESSETH: Mercedes Ruiz-Ortiz, an unmarried woman

For valuable consideration, the receipt of which is hereby acknowledged, do hereby Grant, Bargain, Sell and Convey to Ismael C. Ruiz, a single man and Candace Schrader, a single woman as joint tenants

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

SEE EXHIBIT "A"

TOGETHER WITH all the rights, members, and appurtenances to the Real Estate in anywise appertaining or belonging thereto.

Signature continued Page 2.

Grant, Bargain, Sale Deed Cont'd.
Escrow No. NH-726.
Page 2.

Witness my hand this 3/30/22 day of March, 2022.



Mercedes Ruiz-Ortiz

State of Nevada
County of Douglas

This instrument was acknowledged before me on this 30th day of March, 2022,
by Mercedes Ruiz-Ortiz.**

Notary Public

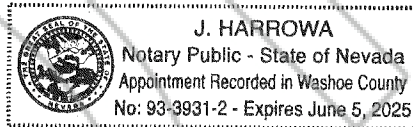
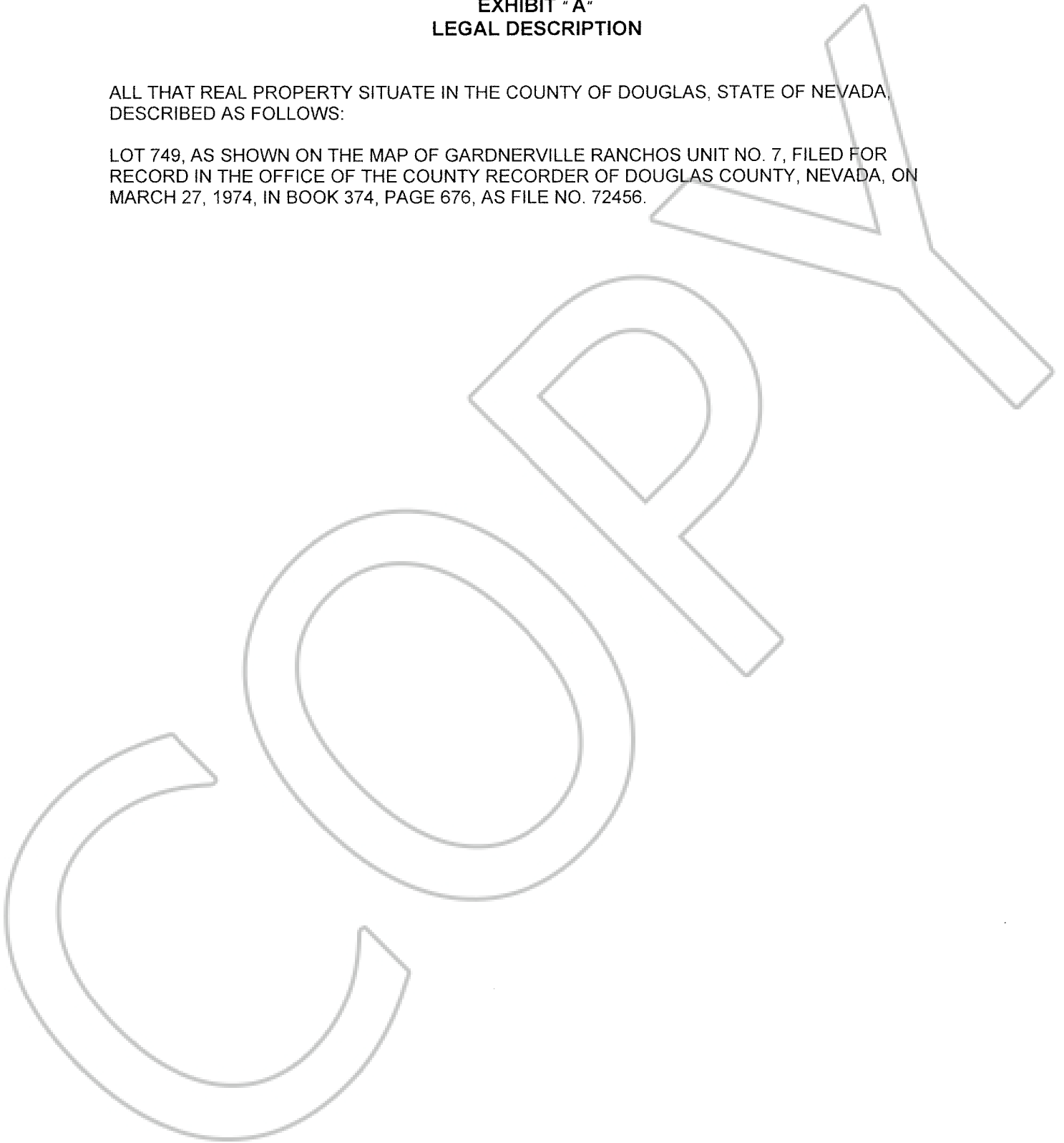


EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT REAL PROPERTY SITUATE IN THE COUNTY OF DOUGLAS, STATE OF NEVADA,
DESCRIBED AS FOLLOWS:

LOT 749, AS SHOWN ON THE MAP OF GARDNERVILLE RANCHOS UNIT NO. 7, FILED FOR
RECORD IN THE OFFICE OF THE COUNTY RECORDER OF DOUGLAS COUNTY, NEVADA, ON
MARCH 27, 1974, IN BOOK 374, PAGE 676, AS FILE NO. 72456.



**STATE OF NEVADA
DECLARATION OF VALUE FORM**

1. Assessor Parcel Number(s)
 a) 1220-22-410-024
 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: \$460,000.00
 b. Deed in Lieu of Foreclosure Only (value of property) _____
 c. Transfer Tax Value: \$460,000.00
 d. Real Property Transfer Tax Due: \$1,794.00

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: *Mercedes Ruiz-Ortiz* Capacity: _____ Grantor
 Signature: *Ismael C. Ruiz* Capacity: _____ Grantee

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

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

Print Name: Mercedes Ruiz-Ortiz
 Address: 643 Long Valley Rd
 City: Gardnerville
 State: NV Zip: 89460

Print Name: Ismael C. Ruiz
 Address: 643 Long Valley Rd.
 City: Gardnerville
 State: NV Zip: 89460

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

Print Name: Archer Title And Escrow Esc. #: NH-726
 Address: 9640 South McCarran Boulevard, 100
 City: Reno State: NV Zip: 89523

AS A PUBLIC RECORD THIS FORM MAY BE RECORDED/MICROFILMED